LOTS 90 & 91
IN OR 2787/264
(EX PT IN OR 1921/1289)

CHIC SHACK JODANA INC
1200 BRICKELL AVE STE 1960
MIAMI, FL 33131

2025

23-1N-23-034D-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

15466 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,280
TOTAL MARKET VALUE	76,280
SOH/AGL Deduction	0
ASSESSED VALUE	76,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,280
TOTAL JUST VALUE	76,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250004622	CO ISSUED		04/30/2025
B240009177	PRIVATE PROVIDER	557,142	08/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2787/264	5/12/2025	QC	U	V	11	100
GRANTOR: ALAIN DANIEL &						
GRANTEE: CHIC SHACK JODANA I						
2569/1947	6/14/2022	WD	Q	V	01	95,000
GRANTOR: MCMILLAN JAMES M &						
GRANTEE: ALAIN DANIEL & JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	OR	0.00	0.00	1.96	AC		1.00	1.00	1.00	23,000.00	23,000.00	45,080							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	31,200							

REVIEW DATE 07/01/2025 BY WW Total Acres: 5.86 Total Land Value: 76,280 Market: 0 Agricultural: 0 Common: 76,280 PRINTED 07/30/2025 BY SYS