PT SEC 23-2N-23E
IN OR 2765/1263
BEING PARCEL 2

CORNERSTONE INVESTMENT PROPERTIES LLC
75748 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2025

23-2N-23-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

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

RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	103,680
TOTAL MARKET VALUE	103,680
SOH/AGL Deduction	72,608
ASSESSED VALUE	31,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,072
TOTAL JUST VALUE	103,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1263	1/29/2025	TD	Q	V	01	110,000
GRANTOR: LAND TRUST 4831 RIVER						
GRANTEE: CORNERSTONE INVESTM						
2655/1376	7/21/2023	QC	U	V	11	100
GRANTOR: LAND TRUST 4831 RIVER						
GRANTEE: LAND TRUST 4831 RIV						

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	0004	OR	0.00	0.00	1.44	AC		1.00	1.00	1.60	45,000.00	72,000.00	103,680							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.44 Total Land Value: 103,680 Market: 0 Agricultural: 0 Common: 103,680 PRINTED 07/30/2025 BY SYS