



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 319,110 TOTAL MARKET VALUE 30,410 SOH/AGL Deduction 0 ASSESSED VALUE 30,410 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 30,410 TOTAL JUST VALUE 319,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 290,100																																																									
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM				DESCRIPTION		AMT		ISSUED																																																		
MAP NUM						MKT AREA				09																																																																
NEIGHBORHOOD/LOC 9001.00																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2466/1097</td> <td>5/28/2021</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>322,300</td> </tr> <tr> <td colspan="7">GRANTOR: LLS TIMBERLAND LLC</td> </tr> <tr> <td colspan="7">GRANTEE: LITTLE BOGGY CREEK</td> </tr> <tr> <td>1608/0990</td> <td>2/09/2009</td> <td>WD U</td> <td>V</td> <td>16</td> <td></td> <td>987,400</td> </tr> <tr> <td colspan="7">GRANTOR: LLB TIMBERLANDS LLC</td> </tr> <tr> <td colspan="7">GRANTEE: LLS TIMBERLAND LLC</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2466/1097	5/28/2021	WD Q	V		01	322,300	GRANTOR: LLS TIMBERLAND LLC							GRANTEE: LITTLE BOGGY CREEK							1608/0990	2/09/2009	WD U	V	16		987,400	GRANTOR: LLB TIMBERLANDS LLC							GRANTEE: LLS TIMBERLAND LLC						
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TOTALS						36849 JEFFERSON STONE TR, HILLIARD										BLD DATE		LGL DATE		05/09/2025		MLU																																																				
EXTRA FEATURES																XF DATE		LAND DATE		02/10/2025		KBA																																																				
L N	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																																																											
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1	005010	A	SERVICE ACRE	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000																																																									
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	56.02	AC		1.00	1.00	1.00	525.00	525.00	29,410																																																									
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	58.02	AC		1.00	1.00	1.00	5,500.00	5,500.00	319,110																																																									
REVIEW DATE 05/09/2025 BY MLU Total Acres: 58.02 Total Land Value: 30,410 Market: 319,110 Agricultural: 30,410 Common: 0 PRINTED 07/30/2025 BY SYS																																																																										