

SE1/4 & PT W1/2
PT OR 1315/960 AS TO PAR 5
ESMT OR 1374/352

NAQCP LLC
4310 PABLO OAKS CT
JACKSONVILLE, FL 32224

2025

24-1N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	7	100
Bathrooms	8	100
Frame	01	TYP WD 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5700	TIMBERLAND 60-69

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100	2007	3,013	461,532
FOP	1,118	30	2007	335	51,316
FSP	605	40	2007	242	37,070
FUS	1,312	100	2007	1,312	200,972
UOP	176	20	2007	35	5,362

TOTALS	6,224			4,937	756,249
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0937	WELL	0	0	0	0	2.00	UT	6,000.00
2	0681	POLE SHED	0	0	47	30	1,410.00	SF	11.25
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0825	BRICK	0	0	22	12	264.00	SF	12.50
5	0812	CONCRETE C	0	0	0	0	2,050.00	SF	4.00
6	0940	SHEDS/PORT	0	0	24	20	480.00	SF	20.10
8	0681	POLE SHED	0	0	0	0	1,296.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	3.50
2	009530	C	POND	0		OR	0.00	0.00	12.40
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	140.03
4	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	156.86
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	63.93
6	005900	A	TIMBER WETLA	0		OR	0.00	0.00	71.75

REVIEW DATE	11/04/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	4,937	105.3801	166.50	822,010	2007	2007	0	0	0	8.00	92.00	
1 SFR CUST - 0% - 2025													
Heated Area: 4325													
HX Base Yr													

BLD DATE		LGL DATE	05/09/2025	MLU
XF DATE		LAND DATE	06/03/2025	KBA
INC DATE		AG DATE		
14001 CR 121, BRYCEVILLE				

TOTAL OB/XF													
38,922													

Total Acres:	448.47	Total Land Value:	266,202	Market:	1,297,710	Agricultural:	130,202	Common:	136,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 3	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		1,005,380	
TOTAL MARKET OB/XF VALUE		38,922	
TOTAL LAND VALUE - MARKET		1,433,710	
TOTAL MARKET VALUE		1,310,504	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,310,504	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,310,504	
TOTAL JUST VALUE		2,478,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,173,553	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18854	ELEC OTHER	2,000	03/01/2007
E18855	ELEC OTHER	2,000	03/01/2007
M12462	MECH OTHER	0	02/01/2007
C19313	CO ISSUED	0	01/01/2007
P12036	OTHER	0	01/01/2007
P12037	OTHER	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1620	6/03/2024	SW	Q	I	05	7,300,000
GRANTOR: QUAIL CREEK PLANTATIO						
GRANTEE: NAQCP LLC						
2674/264	9/28/2023	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: QUAIL CREEK PLANTAT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2007] W67FOP=[YR=2007] W7S64E74N6 UOP=[YR=2007] E4N4E4N20W8BAS=[YR=2007] N24 W54N5W13S49E67N20S24\$N4W67N54 \$S5E13S5E54N10\$ PTR=[YR=2007] E15 FUS=[YR=2007] S32E8S7E5N7E41S7E5N7E8 N32W13S22W41N22W13\$W15\$.									

NAQCP LLC
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JACKSONVILLE, FL 32224

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10006CUST PANEL 10015HARDTILE 10003CENTRAL 10004AIR DUCTED 1000 10001TYP WD 1000 1000 1001. 1. 1000 100NONE 100

CONSTRUCTION

QUALITY04Quality Level 04DOR CODE5700TIMBERLAND 60-69MAP NUMMKT AREA09NEIGHBORHOOD/LOC9001.00

TOTALS

1,6351,059123,636

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% COND

MARKET ADJUSTMENTS

TOT ADJ PTS116.4240EFF. BASE RATE126.90REPL. COST NEW134,387AYB2007EYB2007ECONFNCT0NORM8.00% COND92.00

2 CLUB HOUSE - 0% - 2025Heated Area: 900HX Base Yr

USP 2007BAS 2007UOP 2007

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLU06/03/2025KBA

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE1,005,380TOTAL MARKET OB/XF VALUE38,922TOTAL LAND VALUE - MARKET1,433,710TOTAL MARKET VALUE1,310,504SOH/AGL Deduction0ASSESSED VALUE1,310,504TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE1,310,504TOTAL JUST VALUE2,478,012NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE2,173,553

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CDPRICE SALE7,300,000

GRANTOR: QUAIL CREEK PLANTATIOGRANTEE: NAQCP LLC2674/2649/28/2023CTU I 18100GRANTOR: CLERK OF COURTGRANTEE: QUAIL CREEK PLANTAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3USP=[YR=2007] N6W10S6E10\$W10S20UOP=[YR=2007] S15E45N15W45\$E45 N20\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

7 009910 M MARKET VALUE 0 OR 0.00 0.00 432.57 AC 1.00 1.00 1.00 3,000.00 3,000.00 1,297,710

REVIEW DATE

11/04/2024BY KBATotal Acres: 448.47Total Land Value: 266,202Market: 1,297,710Agricultural: 130,202Common: 136,000PRINTED 07/30/2025 BY SYS

NAACP LLC
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JACKSONVILLE, FL 32224

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				6															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		30		VINYL 100		0800		02		2,052		128.4800		109.21		224,099		2006		2006		0		0		44.00		56.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		3		M/H		94+		- 0%		- 2025		Heated Area: 2052				HX		Base Yr								Tax Group: 6										Tax Dist:									
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BAS		2,052		100		2019		2,052		125,495																																							
TOTALS		2,052						2,052		125,495																																							
EXTRA FEATURES																																																	
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