PT OF G L 8 N OF R/W 108
PT OR 2520/1219 BEING 2ND
LEGAL DESCRIBED IN PARCEL 3

RPC NASSAU 108 LLC
1878 AVONDALE CIR
JACKSONVILLE, FL 32205

2025

25-2N-24-0000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,150
TOTAL MARKET VALUE	692
SOH/AGL Deduction	0
ASSESSED VALUE	692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	692
TOTAL JUST VALUE	84,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1219	12/07/2021	WD	U	V	11	100
GRANTOR: COOK LIMITED PARTNERS						
GRANTEE: RPC NASSAU 108 LLC						
0781/1478	1/09/1997	QC	U	V	19	740,800
GRANTOR: COOK WILLIAM K & BETT						
GRANTEE: COOK LIMITED PARTNE						

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	370.00	370.00	692							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	45,000.00	45,000.00	84,150							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.87 Total Land Value: 692 Market: 84,150 Agricultural: 692 Common: 0 PRINTED 07/30/2025 BY SYS