PT SE1/4 OF NW1/4 OF
SEC 25-2N-28E PT OR 1750/1255
BEING "POND PARCEL 2" & BEING

VILLAGES OF AMELIA LLC
1 SLEIMAN PARKWAY STE 270
JACKSONVILLE, FL 32216

2025

25-2N-28-0000-0002-0880

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9602	RETENTION POND	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

NASSAU CENTER CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	695
TOTAL MARKET VALUE	695
SOH/AGL Deduction	34
ASSESSED VALUE	661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	661
TOTAL JUST VALUE	695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	601

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1493/0402	4/18/2007	WD	Q	V	06	100
GRANTOR: NASSAU CENTER LLC						
GRANTEE: VILLAGES OF AMELIA						
1493/0392	4/18/2007	WD	Q	V		900,000
GRANTOR: NASSAU CENTER LLC						
GRANTEE: CHESTER INDUSTRIAL						

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	009602	C	RETENTION PO	0		PUD	0.00	0.00	5.69	AC		1.00	1.00	1.00	100.00	100.00	569							
2	009606	C	CONSERVATION	0		PUD	0.00	0.00	1.26	AC		1.00	1.00	1.00	100.00	100.00	126							

REVIEW DATE 04/25/2025 BY DC Total Acres: 6.95 Total Land Value: 695 Market: 0 Agricultural: 0 Common: 695 PRINTED 07/30/2025 BY SYS