GOVT LOTS 4 5 & ALL OF GOVT
LOT 7 LYING IN NASSAU COUNTY
PT OR 2133/1638

T CREEK LAND LLC
200 W FORSYTH ST, STE 1200
JACKSONVILLE, FL 32202

2025

26-2N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9606	CONSERVATION ESMT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

FIVE MILE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		12,696
TOTAL LAND VALUE - MARKET		376,300
TOTAL MARKET VALUE		388,996
SOH/AGL Deduction		148,753
ASSESSED VALUE		240,243
TOTAL EXEMPTION VALUE	CP	100,650
BASE TAXABLE VALUE		139,593
TOTAL JUST VALUE		388,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1638	7/17/2017	SW	Q	V	05	1,600,000
GRANTOR: THOMAS CREEK LLC						
GRANTEE: T CREEK LAND LLC						
1594/0138	11/20/2008	WD	Q	V		1,150,000
GRANTOR: THREE RIVERS TIMBER L						
GRANTEE: THOMAS CREEK LLC						

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
1	0681	POLE SHED	0	0	40	25	1,000.00	SF	15.00	15.00	100	2024	2023		40	6,000	
2	0200	BARN WD 0-	0	0	20	18	360.00	SF	20.00	20.00	100	2024	2023		93	6,696	

LAND DESCRIPTION

TOTAL OB/XF 12,696

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	000132	C	RES RIVER	0		OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	100,000.00	100,000.00	175,000							
2	009606	C	CONSERVATION	0		OR	0.00	0.00	73.20	AC		1.00	1.00	0.50	5,500.00	2,750.00	201,300							

REVIEW DATE 06/06/2024 BY DC Total Acres: 74.95 Total Land Value: 376,300 Market: 0 Agricultural: 0 Common: 376,300 PRINTED 07/30/2025 BY SYS