PT OF SW1/4 OF NW1/4 LYING
WEST OF R/W OF SEC 28-4N-25E &
S1/2 OF NE1/4 OF SEC 29-4N-25E

HEART PINE FARM LLC
1267 GERBING ROAD
FERNANDINA BEACH, FL 32034

2025

29-4N-25-0000-0002-0000

BUILDING CHARACTERISTICS

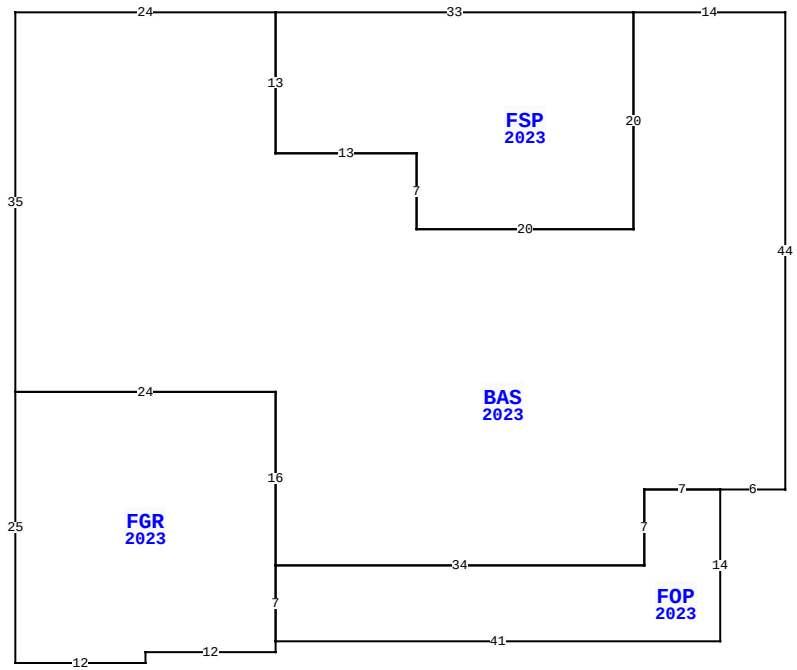
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5501	TIMBER 2-2 SI 80-89
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,577	100	2023	2,577	433,352
FGR	588	55	2023	323	54,317
FOP	336	30	2023	101	16,984
FSP	569	40	2023	228	38,341
TOTALS	4,070			3,229	542,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,229	106.5360	168.33	543,538	2023	2023	0	0	0	0.10	99.90

2 SFR CUST – 0% - 2024 Heated Area: 2577 HX Base Yr



473310 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 MLU
INC DATE		AG DATE	03/31/2025 KB

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	734,710
TOTAL MARKET OB/XF VALUE	4,040
TOTAL LAND VALUE - MARKET	557,768
TOTAL MARKET VALUE	1,001,468
SOH/AGL Deduction	38,973
ASSESSED VALUE	962,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	962,495
TOTAL JUST VALUE	1,296,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,864

ALSO OWNS: PRCL 29-4N-25-0000-0002-0020 (40AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003355	CO ISSUED	0	03/01/2023
22006470	NEW CONSTR	444,582	04/26/2022
22005033	CO ISSUED	0	04/01/2022
21018045	XFOB	0	12/30/2021
21017366	MH MOVE-ON	0	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1488	4/05/2021	WD	Q	V	01	352,900
GRANTOR: LOYD HILDA V						
GRANTEE: HEART PINE FARM LLC						
0702/0643	4/14/1994	WD	U	V	09	114,300
GRANTOR: KITTRELL & CAMBELL ET						
GRANTEE: LOYD FRANKLIN & HIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,0] E24 S13 E13 S7 E20 N20 E14 S44 W6 W7 S7 W34 N16 W24 N35 $
FGR=[YR=2023;ORIG=10,35] E24 S16 S7 S1 W12 S1 W12 N25 $
FOP=[YR=2023;ORIG=34,51] S7 E41 N14 W7 S7 W34 $
FSP=[YR=2023;ORIG=34,0] S13 E13 S7 E20 N20 W33 $
.

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	0811	CONCRETE B	2	0	0	0	777.00	SF	5.20	5.20	100	2024	2023		100	4,040	

LAND DESCRIPTION

TOTAL OB/XF 4,040

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	0.80	0.80	35,000.00	28,000.00	56,000							
2	000100	C	RES	0		OR			16.03	AC		1.00	0.80	0.80	14,500.00	11,600.00	185,948							
3	009530	C	POND	0		OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,125							
4	006600	A	ORCHARD - GR	0		OR			7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
5	006005	A	PASTURE - GR	0		OR			0.75	AC		1.00	1.00	1.00	370.00	370.00	278							
6	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.25	AC		1.00	1.00	1.00	370.00	370.00	1,942							

REVIEW DATE 03/14/2023 BY KW Total Acres: 54.70 Total Land Value: 262,718 Market: 311,695 Agricultural: 16,645 Common: 246,073 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF NW1/4 LYING
WEST OF R/W OF SEC 28-4N-25E &
S1/2 OF NE1/4 OF SEC 29-4N-25E

HEART PINE FARM LLC
1267 GERBING ROAD
FERNANDINA BEACH, FL 32034

2025

29-4N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

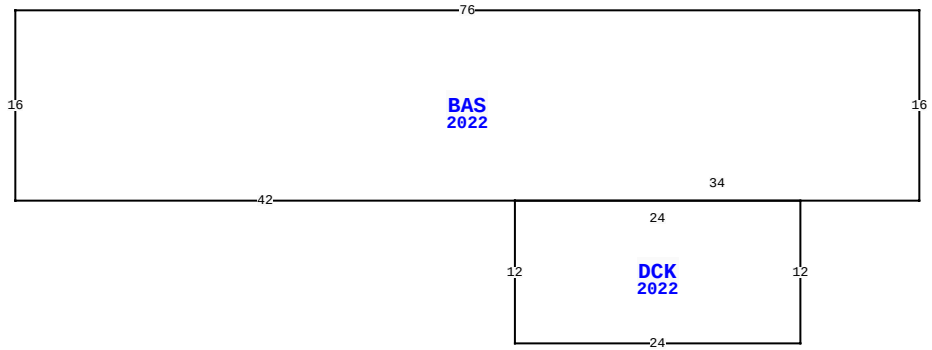
DOR CODE 5501 TIMBER 2-2 SI 80-89
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2022	1,216	115,473
DCK	288	15	2022	43	4,084
TOTALS	1,504			1,259	119,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,259	114.0000	96.90	121,997	2022	2022	0	0	0	2.00	98.00

3 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



473310 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 MLU
INC DATE		AG DATE	03/31/2025 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	734,710
TOTAL MARKET OB/XF VALUE	4,040
TOTAL LAND VALUE - MARKET	557,768
TOTAL MARKET VALUE	1,001,468
SOH/AGL Deduction	38,973
ASSESSED VALUE	962,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	962,495
TOTAL JUST VALUE	1,296,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1488	4/05/2021	WD	Q	V	01	352,900
GRANTOR: LOYD HILDA V						
GRANTEE: HEART PINE FARM LLC						
0702/0643	4/14/1994	WD	U	V	09	114,300
GRANTOR: KITTRELL & CAMBELL ET						
GRANTEE: LOYD FRANKLIN & HIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S16 E42 DCK=[YR=2022] S12 E24 N12 W24$
E34 N16$.

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
7	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	20.02	AC		1.00	1.00	1.00	515.00	515.00	10,310							
8	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
9	009910	M	MARKET VALUE	0		OR			36.67	AC		1.00	1.00	1.00	8,500.00	8,500.00	311,695							

REVIEW DATE 03/14/2023 BY KW Total Acres: 54.70 Total Land Value: 262,718 Market: 311,695 Agricultural: 16,645 Common: 246,073 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF NW1/4 LYING
WEST OF R/W OF SEC 28-4N-25E &
S1/2 OF NE1/4 OF SEC 29-4N-25E

HEART PINE FARM LLC
1267 GERBING ROAD
FERNANDINA BEACH, FL 32034

2025

29-4N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

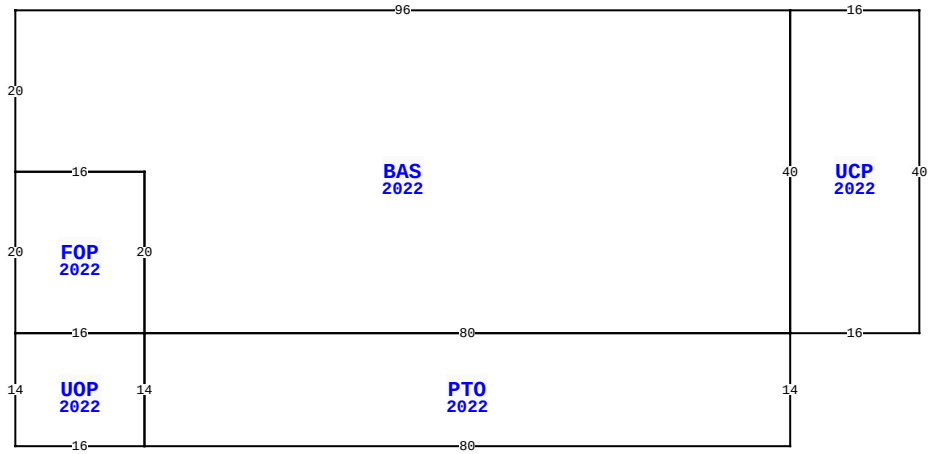
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,520	100	2022	3,520	66,060
FOP	320	30	2022	96	1,801
PTO	1,120	5	2022	56	1,051
UCP	640	20	2022	128	2,402
UOP	224	20	2022	45	845
TOTALS	5,824			3,845	72,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,845	51.7500	19.15	73,632	2022	2022	0	0	0	2.00	98.00

4 GARAGE RES – 0% - 0 Heated Area: 3520 HX Base Yr



473310 MIDDLE RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	983,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: HEART PINE FARM LLC						
0702/0643	4/14/1994	WD	U	V	09	114,300
GRANTOR: KITTRELL & CAMBELL ET						
GRANTEE: LOYD FRANKLIN & HIL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W16 BAS=[YR=2022] W96 S20 FOP=[YR=2022] S20
UOP=[YR=2022] S14 E16 PTO=[YR=2022] E80N14 W80 S14$ N14
W16$ E16 N20 W16$ E16 S20 E80 N40$ S40 E16 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/14/2023 BY KW Total Acres: 54.70 Total Land Value: 262,718 Market: 311,695 Agricultural: 16,645 Common: 246,073 PRINTED 07/30/2025 BY SYS