ALL LOTS LYING E OF CNTY RD
121 IN OR 1550/1040 & PT
CL RD PT OR 566/383 (EX

WEINAUG WOODLANDS INC
PO BOX 550
HILLIARD, FL 32046-0550

2025

39-3N-23-2080-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	07/15/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,587
TOTAL LAND VALUE - MARKET	563,280
TOTAL MARKET VALUE	79,813
SOH/AGL Deduction	784
ASSESSED VALUE	79,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,029
TOTAL JUST VALUE	574,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21815	CO ISSUED	0	08/01/2008
E21164	ELEC OTHER	0	08/01/2008
B21815	TOWER	97,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1550/1040	2/11/2008	QC	U	V	07	100

GRANTOR: WEINAUG RAYMOND J JR
GRANTEE: WEINAUG WOODLANDS I

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	0811	CONCRETE B	0	0	0	0	776.00	SF	5.20	5.20	100	2009	2009	3	89	3,591	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2009	2009	3	35	2,520	
3	0424	CL FNC 6'	0	0	0	0	340.00	LF	20.00	20.00	100	2009	2009	3	74	5,032	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	74	444	

LAND DESCRIPTION

TOTAL OB/XF 11,587

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	005600	A	TIMBER 3 N S	0	0006	OR	0.00	0.00	162.76	AC		1.00	1.00	1.00	390.00	390.00	63,476							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	190.00	190.00	4,750							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	187.76	AC		1.00	1.00	1.00	3,000.00	3,000.00	563,280							

REVIEW DATE 12/06/2024 BY WWA Total Acres: 187.76 Total Land Value: 68,226 Market: 563,280 Agricultural: 68,226 Common: 0 PRINTED 07/30/2025 BY SYS