PT OF SEC 39-3N-26E &
SEC 57-3N-27 IN OR 2415/984

JMC NASSAU COUNTY PROPERTIES
PO BOX 179
CALLAHAN, FL 32011-0179

2025

39-3N-26-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	471,810
TOTAL MARKET VALUE	67,492
SOH/AGL Deduction	0
ASSESSED VALUE	67,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,492
TOTAL JUST VALUE	471,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/0984	12/09/2020	WD	Q	V	01	354,000
GRANTOR: COOK FAMILY WARD JONE						
GRANTEE: JMC NASSAU COUNTY P						
2022/1464	12/03/2015	SW	U	V	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COOK FAMILY WARD JO						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	112.27	AC		1.00	1.00	1.00	525.00	525.00	58,942							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	190.00	190.00	8,550							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	157.27	AC		1.00	1.00	1.00	3,000.00	3,000.00	471,810							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 157.27 Total Land Value: 67,492 Market: 471,810 Agricultural: 67,492 Common: 0 PRINTED 07/30/2025 BY SYS