

PT OF E1/2
IN OR 2610/42
EX 1-27

SANDY OAKS DEVELOPMENT INC
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2025

39-3N-27-0000-0001-0000



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | | | | | | | |
|--|------------------|-------------|----------------------|--------------|----------------------|----------|--------|--------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---|-----------------------------|------|---|--------|-----|----|--------|--|--|--|--|--|--|--|
| CONSTRUCTION | | | | | | | | | | VALUATION SUMMARY | | | | | | | | | | PAGE 1 of 1 | | | | | | | | | | | |
| ELEMENT | CD | | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,611,500 TOTAL MARKET VALUE 27,882 SOH/AGL Deduction 0 ASSESSED VALUE 27,882 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,882 TOTAL JUST VALUE 1,611,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,611,500 | | | | | | | | | | | |
| DOR CODE | | 5600 | | | | | | | | TIMBERLAND 70-79 | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | | | | | | | | | MKT AREA | | | | | | | | | | 04 | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | | | | | | | | | 4031.00 | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | BROOKER RD, YULEE | | | | | | | | | | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2023 DC | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2610/0042 12/16/2022 WD Q V 01 2,000,000 GRANTOR: BELLES RIVER PROJECT GRANTEE: SANDY OAKS DEVELOPM 1753/1394 8/30/2011 CT U V 18 100 GRANTOR: CLERK OF COURT GRANTEE: BELLES RIVER PROJEC | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| 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 | DPHT 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 | | OR 1 | 190.00 | 300.00 | 58.60 | AC | 1 | 1.22 | 1.00 | 1.22 | 390.00 | 475.80 | 27,882 | | | | | | | | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 58.60 | AC | | 1.00 | 1.00 | 1.00 | 27,500.00 | 27,500.00 | 1,611,500 | | | | | | | | | | | | | | |
| REVIEW DATE 08/31/2022 BY NWA Total Acres: 58.60 Total Land Value: 27,882 Market: 1,611,500 Agricultural: 27,882 Common: 0 PRINTED 07/30/2025 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |