PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	06	CUST PANEL 30
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

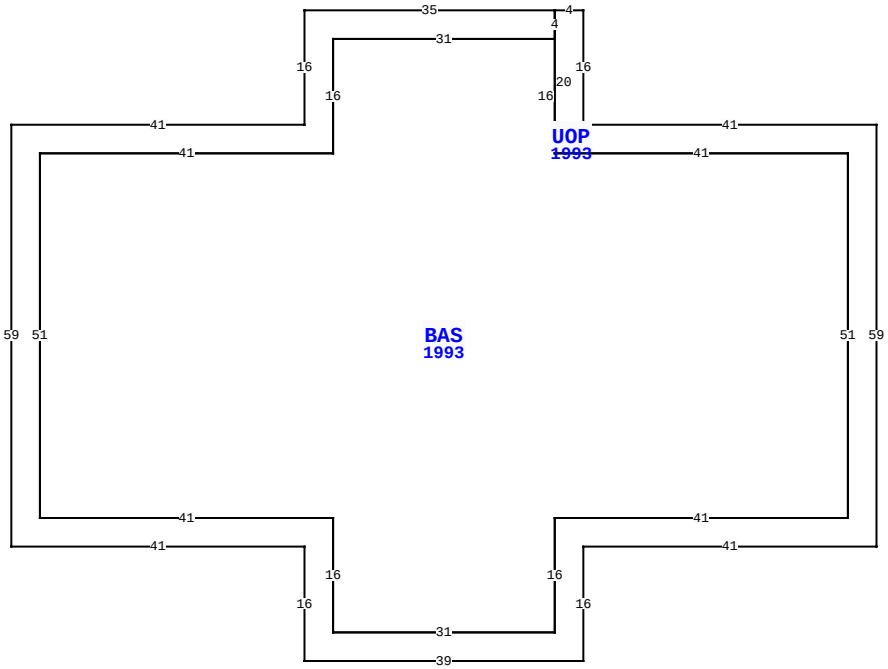
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,755	100	1993	6,755	799,781
UOP	1,632	20	1993	326	38,598
TOTALS	8,387			7,081	838,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	01	7,081	87.1000	136.09	963,653	1988	1998	0	0	0	13.00	87.00

1 CHURCH – 0% - 0 Heated Area: 6755 HX Base Yr



1023 JOSHUA WY, HILLIARD

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		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

FLORIDA SHERIFFS YOUTH RANCH 'CAMP SORENSON"

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002695	PRIVATE PROVIDER	257,622	03/14/2025
CO240005970	CO'D FOR 2023 DW/	0	05/17/2024
MH240001923	2023 DW/MH (28X56	0	02/16/2024
22017566	OPEN AIR CHAPEL (	634,032	11/29/2022
21015916	POOL/BATH HOUSE @	164,752	11/16/2021
21008636	SWIM POOL @ 1010	271,300	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S16 W41 S51 E41 S16 E31 N16 E41 N51 W41 N16 $ UOP=[YR=1993] N4 W35 S16 W41 S59 E41 S16 E39N16 E41 N59 W41 N16 W4 S20 E41 S51 W41 S16 W31 N16 W41 N51 E41 N16 E31 $.

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	0500	FP-PRE FAB	3	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0861	POOL GUNIT	3	0	0	0	510.00	SF	85.00	85.00	100	1981	1981	3	20	8,670	
3	0812	CONCRETE C	0	0	0	0	14,861.00	SF	4.00	4.00	100	1988	1988	3	52	30,911	
4	0911	SCRN RM A	3	0	0	0	2,464.00	SF	17.50	17.50	100	1981	1981	3	20	8,624	
5	0990	TENNIS CRT	0	0	115	14	1.00	UT	7,500.00	7,500.00	95	1981	1981	3	95	7,125	
6	0845	KOOL DECK	3	0	0	0	1,408.00	SF	7.25	7.25	100	1981	1981	3	32.5	3,318	
8	0510	GARAGE WD-	0	0	12	20	240.00	SF	28.00	28.00	100	1988	1988	3	20	1,344	
9	0803	ASPHALT C	0	0	0	0	64,753.00	SF	2.00	2.00	100	1988	1988	3	50	64,753	
10	0424	CL FNC 6'	0	0	0	0	464.00	LF	20.00	20.00	100	1988	1988	3	24	2,227	
11	0425	CL FNC 8'	0	0	0	0	72.00	LF	10.65	10.65	100	1988	1988	3	24	184	

TOTAL OB/XF 128,696

LAND DESCRIPTION

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	007070	C	MISC INSTITA	0		OR	0.00	0.00	129.26	AC		1.00	1.00	1.10	5,500.00	6,050.00	782,023							

REVIEW DATE 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	02	CONVECTION 100
Fixtures		18 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

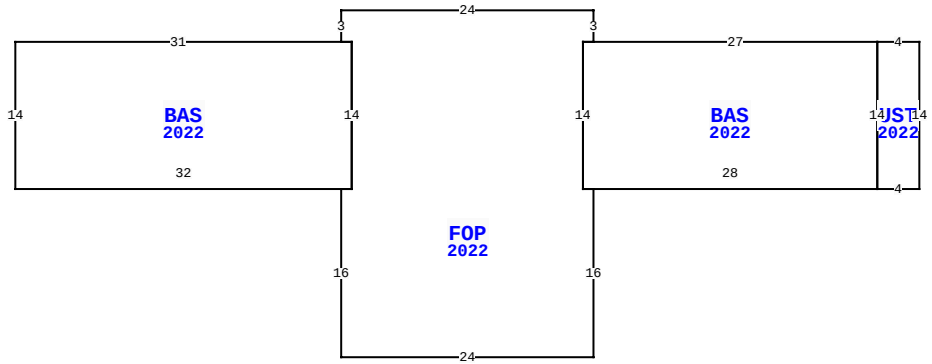
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100	2022	392	51,458
BAS	448	100	2022	448	58,810
FOP	764	30	2022	229	30,062
UST	56	40	2022	22	2,888
TOTALS	1,660			1,091	143,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	1,091	79.3800	133.95	146,139	2022	2022	0	0	0	2.00	98.00

2 RSTRM BLDG – 0% - 0 Heated Area: 840 HX Base Yr



1023 JOSHUA WY, HILLIARD

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

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
12	0426	CL FNC 12'	0	0	0	0	228.00	LF	15.60	15.60	100	1988	1988	3	24	854	
13	0812	CONCRETE C	0	0	0	0	2,103.00	SF	4.00	4.00	100	1995	1995	3	68	5,720	
14	0972	ST LGHT UN	1	0	0	0	4.00	UT	2,530.00	2,530.00	100	1995	1995	3	36	3,643	
15	0820	WOOD WALK	0	0	5	256	1,280.00	SF	11.75	11.75	100	1988	1988	3	40	6,016	
16	0803	ASPHALT C	0	0	0	0	8,300.00	SF	2.00	2.00	100	1988	1988	3	50	8,300	
17	0525	GAZEBO	11	0	0	0	1.00	UT	49,500.00	49,500.00	100	2000	2000	3	27	13,365	
18	0861	POOL GUNIT	2	0	0	0	3,598.00	SF	85.00	85.00	100	2022	2022	3	95	290,539	
19	0855	CONC PAVER	2	0	0	0	4,936.00	SF	10.00	10.00	100	2022	2022	3	99	48,866	
20	0850	PEBBLE WLK	0	0	0	0	1,515.00	SF	3.50	3.50	100	2022	2022	3	99	5,249	
21	0462	ST/AL FNC	0	0	240	6	1,440.00	SF	10.00	10.00	100	2022	2022	3	95	13,680	

TOTAL OB/XF 396,232

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951160	H/AC	0	06/01/1995
B941536	NEW CONSTR	650,000	12/01/1994
6758	CHNGE SRVC	5,000	06/18/1990
03431	H/AC	90	06/15/1990
2906	NEW CONSTR	6,000	02/11/1988
4782	NEW CONSTR	10,000	02/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2022] W4 BAS=[YR=2022] W27 FOP=[YR=2022] N3 W24 S3
BAS=[YR=2022] W31 S14 E32 N14 W1$ E1 S14 W1 S16 E24 N16 W1
N14 E1$ W1 S14 E28 N14$ S14 E4 N14$.

LAND DESCRIPTION

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

REVIEW DATE 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

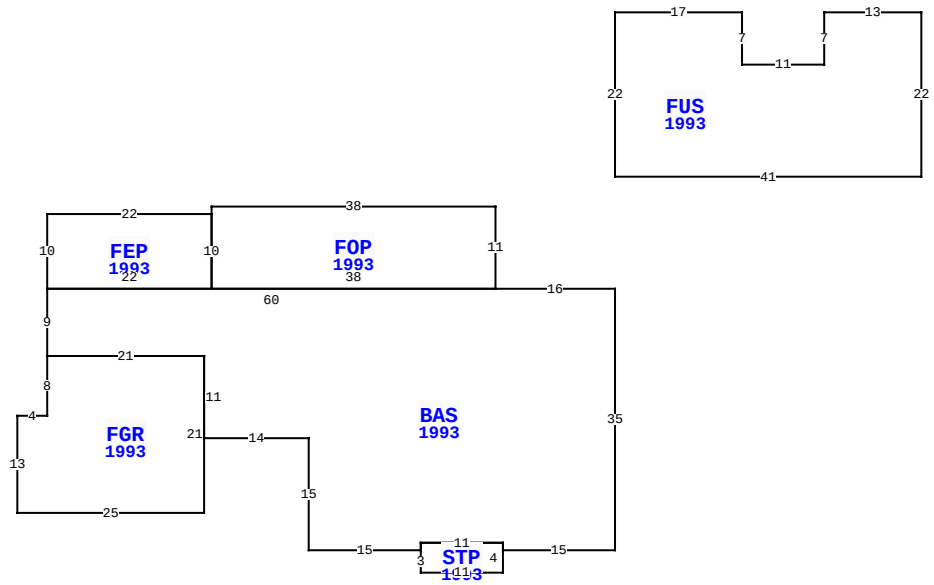
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100	1993	1,893	171,584
FEP	220	80	1993	176	15,953
FGR	493	55	1993	271	24,564
FOP	418	30	1993	125	11,330
FUS	825	100	1993	825	74,779
STP	44	10	1993	4	362
TOTALS	3,893			3,294	298,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,294	93.2328	123.07	405,393	1972	1987	0	0	0	26.35	73.65

3 SNGL FAM – 0% - 0 Heated Area: 2718 HX Base Yr



1023 JOSHUA WY, HILLIARD

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		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4630	NEW CONSTR	240,000	01/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N11 W38 S1 FEP=[YR=1993] W22 S10 E22 N10 $ S10 E38 $ W60 S9 FGR=[YR=1993] S8 W4 S13 E25 N21 W21 $ E21 S11 E14 S15 E15 STP=[YR=1993] S3 E11 N4 W11 S1 $ N1 E11 S1 E15 N35 $ PTR=N15 FUS=[YR=1993] N22 E17 S7E11 N7 E13 S22 W41$ S15$.

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
22	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2022	2022	3	98	1,470	
23	0812	CONCRETE C	0	0	0	0	12,602.00	SF	4.00	4.00	100	2022	2022	3	99	49,904	
24	0300	BOAT DCK W	0	0	0	0	1,100.00	SF	40.00	40.00	100	2025	2022		95	41,800	
25	0310	AL GANG WY	0	0	0	0	12.00	LF	115.00	115.00	100	2025	2022		93	1,283	
26	0303	FLT DOCK W	0	0	0	0	250.00	SF	26.00	26.00	100	2025	2022		95	6,175	

LAND DESCRIPTION

TOTAL OB/XF 100,632

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

REVIEW DATE 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

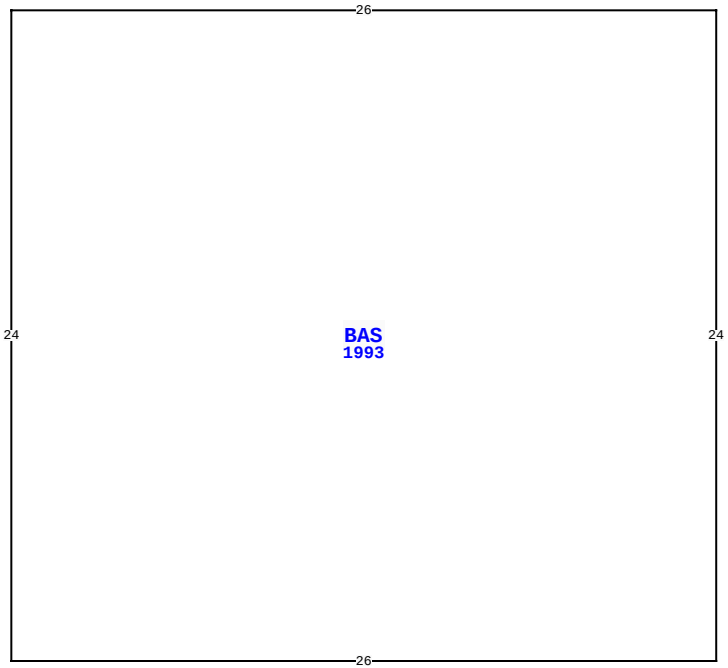
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	56,168
TOTALS	624			624	56,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	624	107.8000	107.80	67,267	1986	1991	0	0	0	16.50	83.50

4 SINGLE FAM – 0% - 0 Heated Area: 624 HX Base Yr



1023 JOSHUA WY, HILLIARD

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		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24 $.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

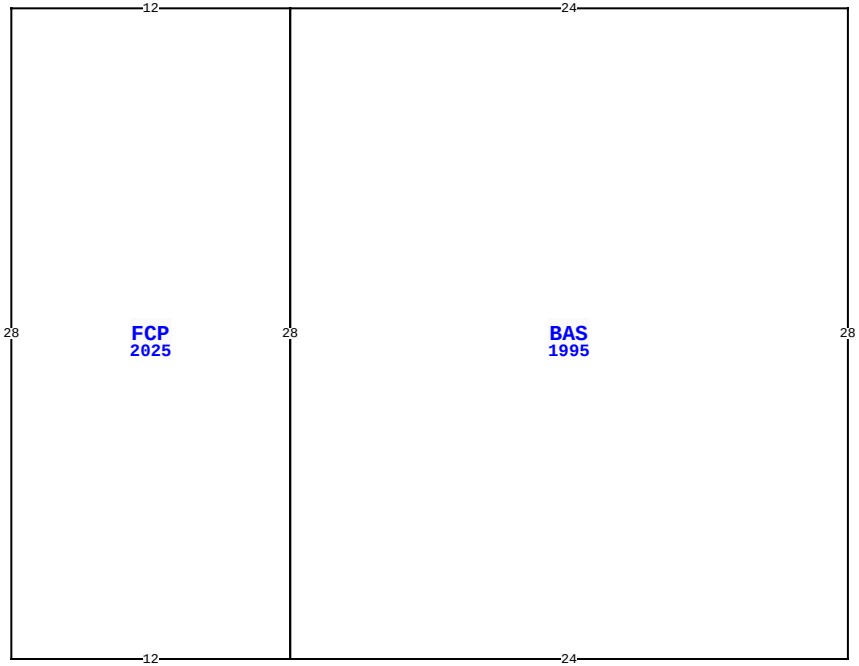
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1995	672	9,432
FCP	336	25	2025	84	1,179
TOTALS	1,008			756	10,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	756	59.4000	28.07	21,221	1973	1983	0	0	0	50.00	50.00

5 GARAGE – 0% - 0 Heated Area: 672 HX Base Yr



1023 JOSHUA WY, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 5 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=2,0] W24 S28 E24 N28 $
FCP=[YR=2025;ORIG=-22,0] W12 S28 E12 N28 $
.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

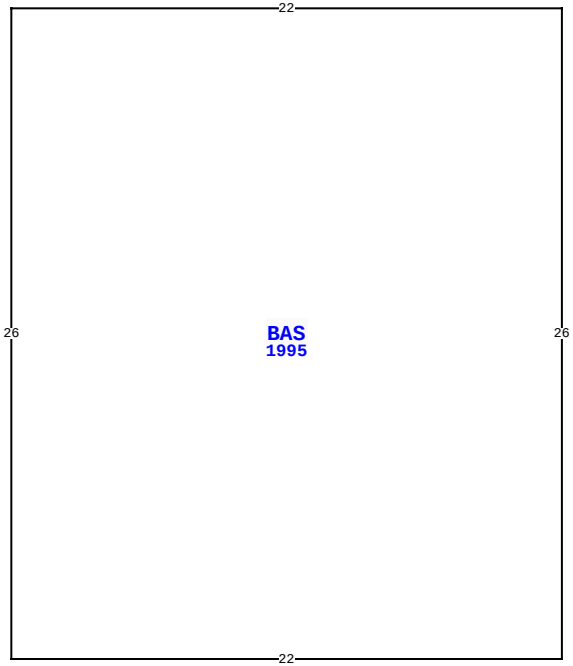
DOR CODE 7500 NON-PROFIT SERVICE
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1995	572	8,028
TOTALS	572			572	8,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	572	59.4000	28.07	16,056	1973	1983	0	0	0	50.00	50.00

6 GARAGE – 0% - 0 Heated Area: 572 HX Base Yr



1023 JOSHUA WY, HILLIARD

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		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 S26 E22 N26$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

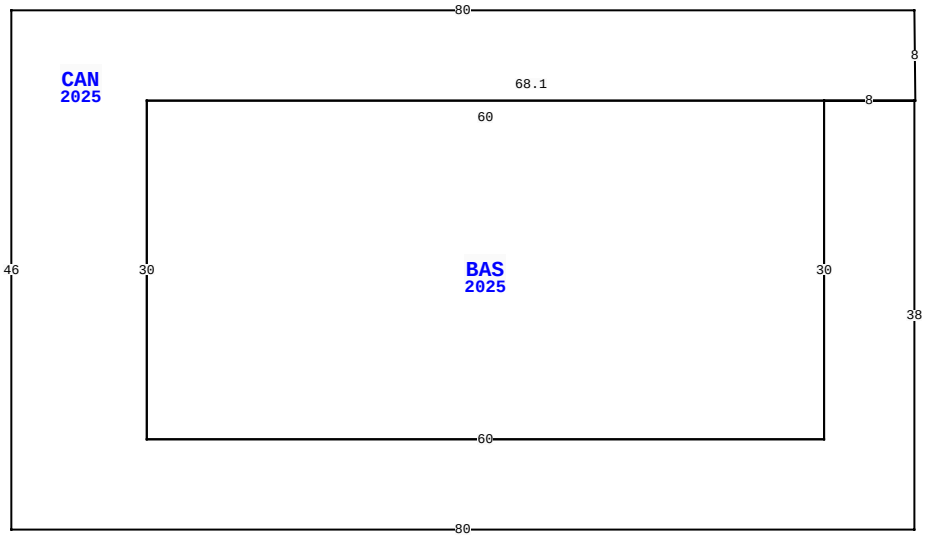
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	46,152
CAN	1,880	30	2025	564	14,461
TOTALS	3,680			2,364	60,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	2,364	23.5200	25.64	60,613	2024	2024	0	0	0	0.00	100.00

7 CLUB HOUSE – 0% - 2025 Heated Area: 1800 HX Base Yr



1023 JOSHUA WY, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;LABEL=open air chapel;ORIG=40,20] E60 S30 W60 N30 $
CAN=[YR=2025;ORIG=108,12] W80 S46 E80 N38 W8 S30 W60 N30 E68.1 U8L0.1 $
.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

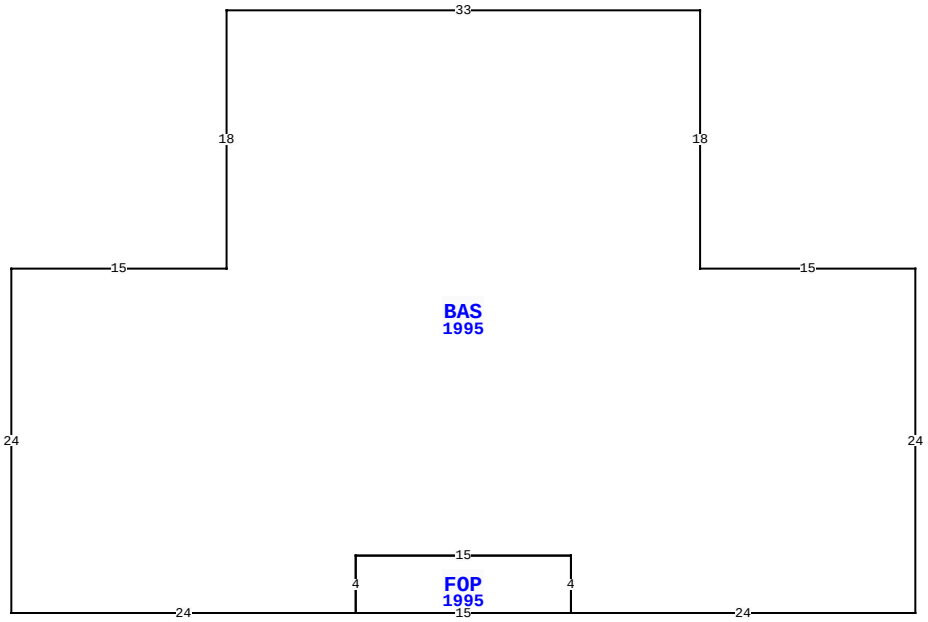
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	187,653
FOP	60	30	1995	18	1,651
TOTALS	2,106			2,064	189,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	98.62	203,552	1995	2000	0	0	0	7.00	93.00

8 EDU RELGUS – 0% - 0 Heated Area: 2046 HX Base Yr



1023 JOSHUA WY, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
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FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

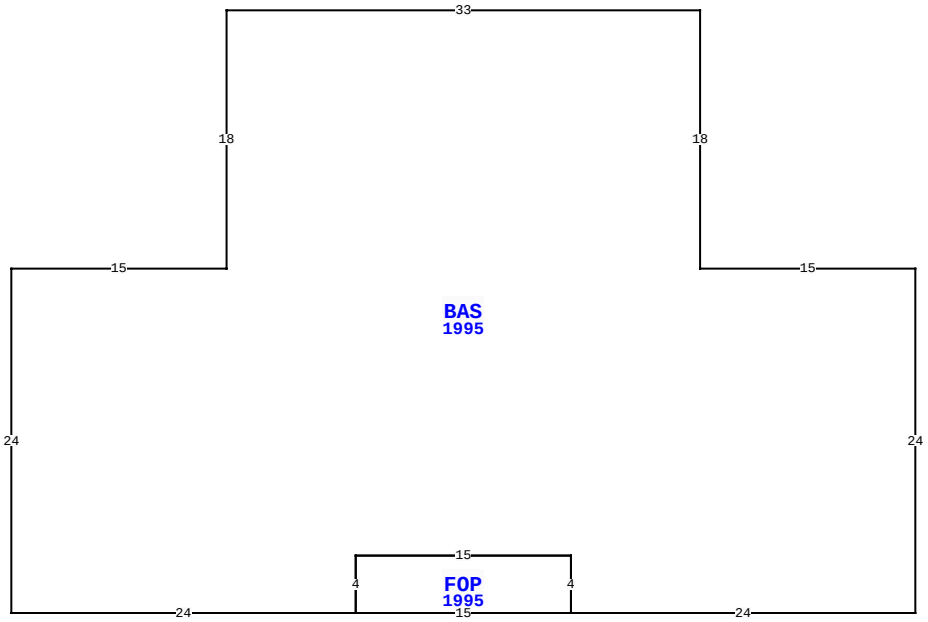
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	187,653
FOP	60	30	1995	18	1,651
TOTALS	2,106			2,064	189,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	98.62	203,552	1995	2000	0	0	0	7.00	93.00

9 EDU RELGUS – 0% - 0 Heated Area: 2046 HX Base Yr



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

1023 JOSHUA WY, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
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TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
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PO BOX 2000
BOYS RANCH, FL 32064

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

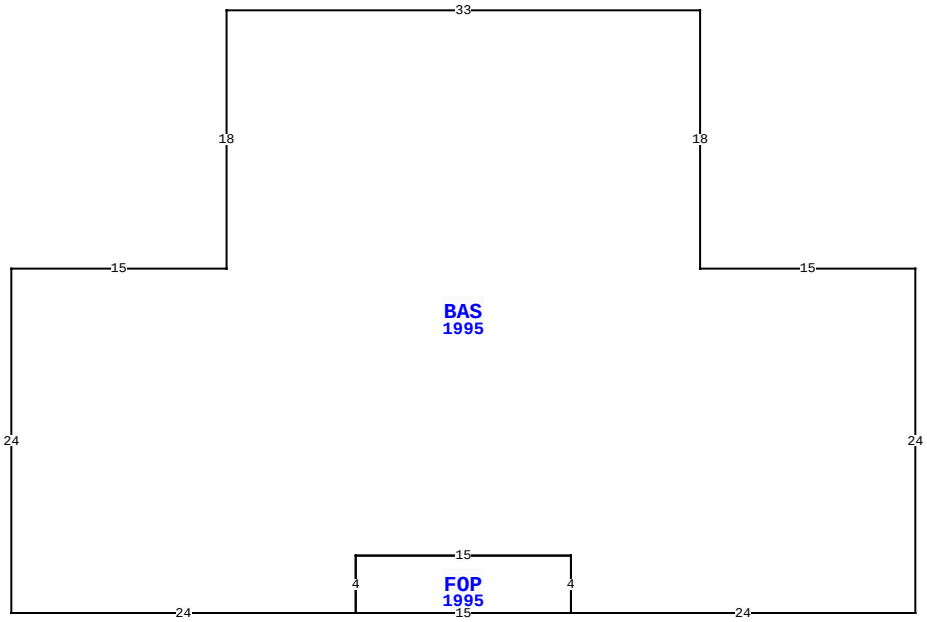
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	187,653
FOP	60	30	1995	18	1,651
TOTALS	2,106			2,064	189,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	98.62	203,552	1995	2000	0	0	0	7.00	93.00

10 EDU RELGUS – 0% - 0 Heated Area: 2046 HX Base Yr



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

1023 JOSHUA WY, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
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TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

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PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

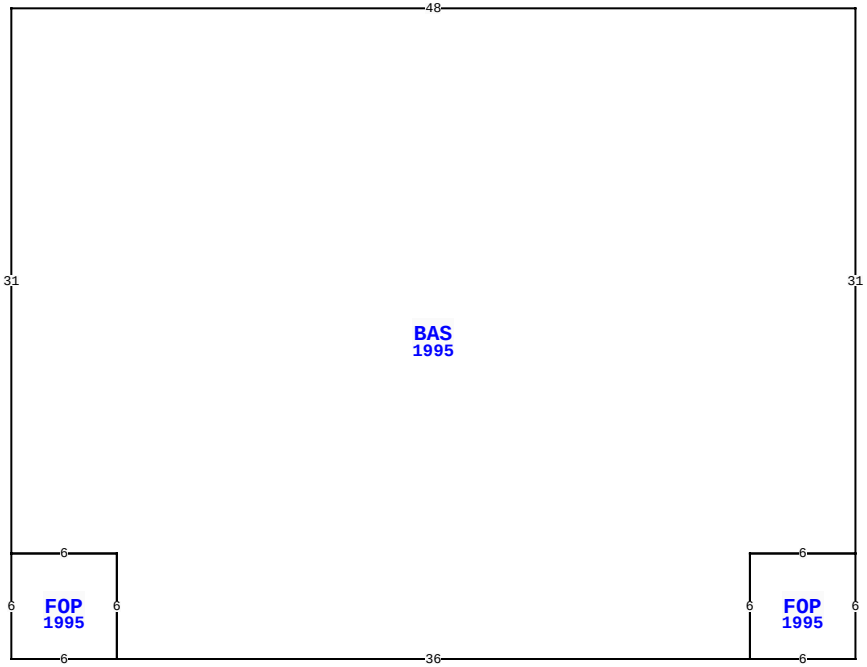
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1995	1,704	172,259
FOP	36	30	1995	11	1,112
FOP	36	30	1995	11	1,112
TOTALS	1,776			1,726	174,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	1,726	98.3680	108.70	187,616	1995	2000	0	0	0	7.00	93.00

11 EDU RELGUS – 0% - 0 Heated Area: 1704 HX Base Yr



1023 JOSHUA WY, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S31 FOP=[YR=1995] S6 E6 N6 W6$ E6 S6 E36
FOP=[YR=1995] E6 N6 W6 S6$ N6 E6 N31$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

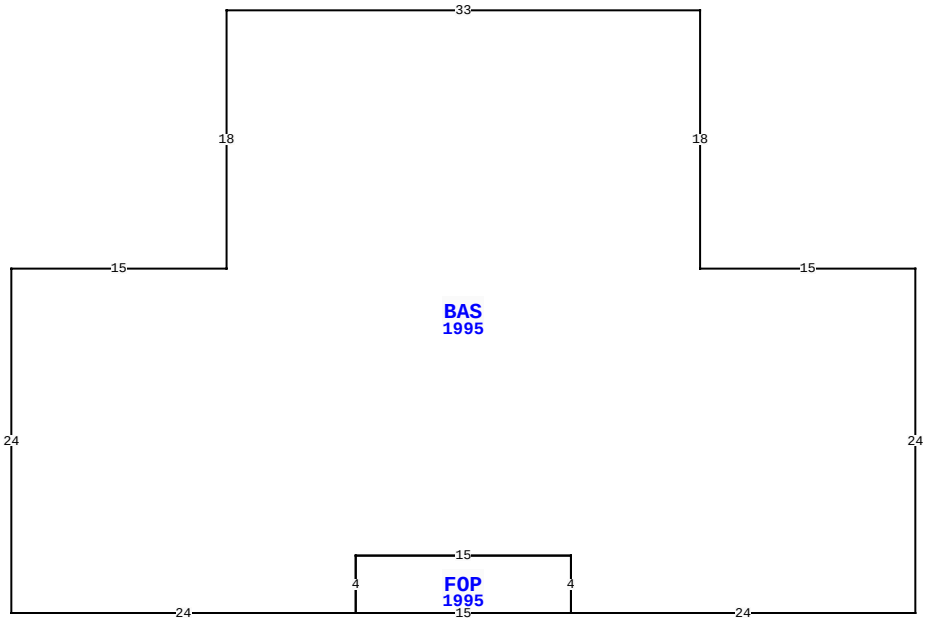
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	187,653
FOP	60	30	1995	18	1,651
TOTALS	2,106			2,064	189,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	98.62	203,552	1995	2000	0	0	0	7.00	93.00

12 EDU RELGUS – 0% - 0 Heated Area: 2046 HX Base Yr



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

1023 JOSHUA WY, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

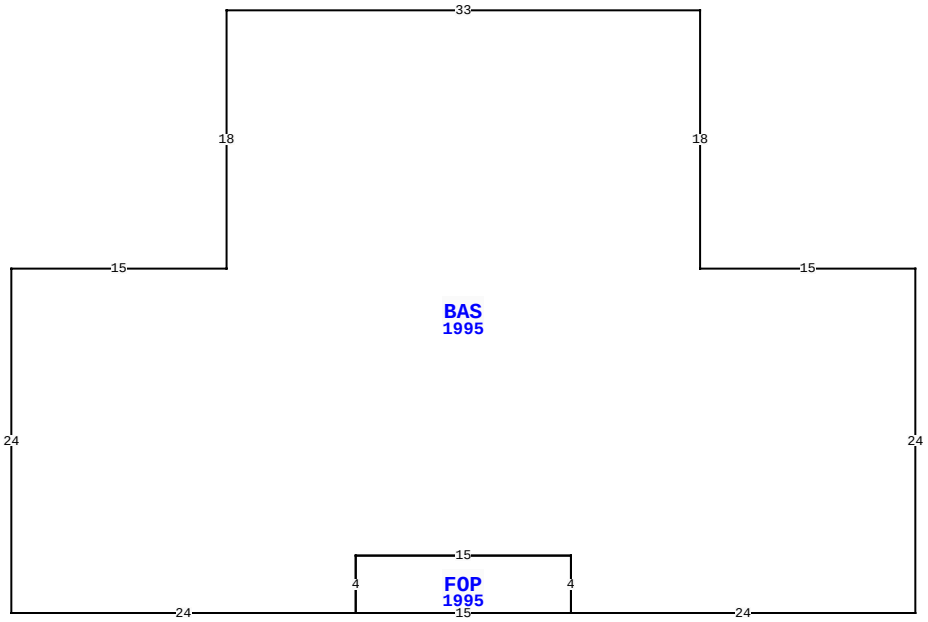
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	187,653
FOP	60	30	1995	18	1,651
TOTALS	2,106			2,064	189,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	98.62	203,552	1995	2000	0	0	0	7.00	93.00

13 EDU RELGUS – 0% - 0 Heated Area: 2046 HX Base Yr



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

1023 JOSHUA WY, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

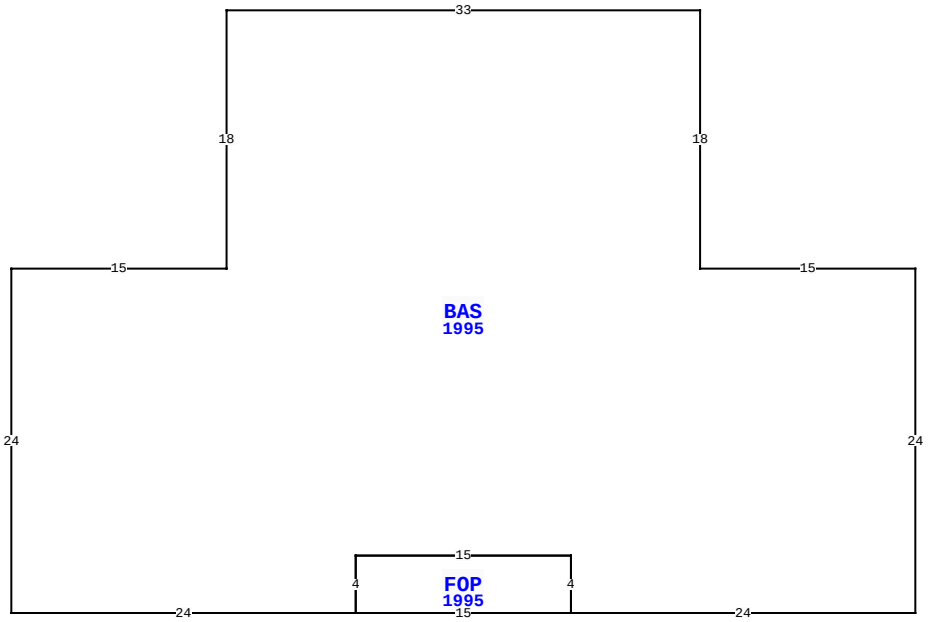
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	187,653
FOP	60	30	1995	18	1,651
TOTALS	2,106			2,064	189,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	98.62	203,552	1995	2000	0	0	0	7.00	93.00

14 EDU RELGUS – 0% - 0 Heated Area: 2046 HX Base Yr



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

1023 JOSHUA WY, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
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ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2025

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

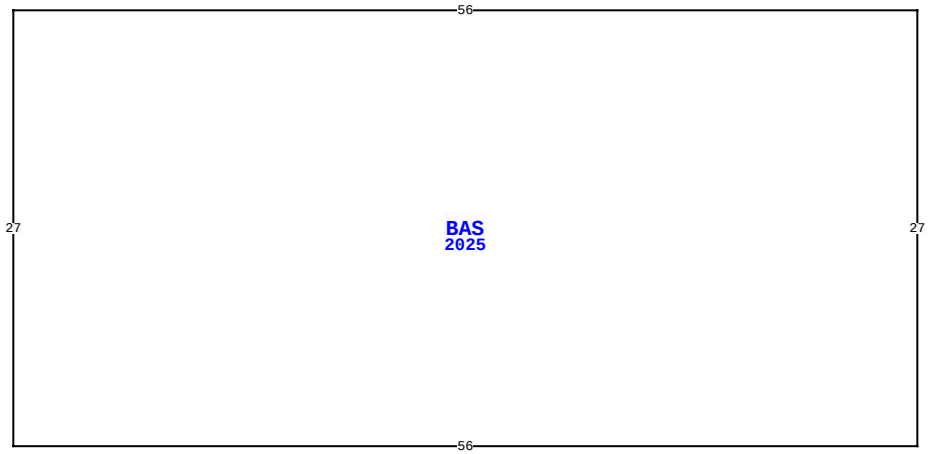
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	161,229
TOTALS	1,512			1,512	161,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	126.7200	107.71	162,858	2023	2023	0	0	0	1.00	99.00

15 M/H 94+ – 0% - 2025 Heated Area: 1512 HX Base Yr



1023 JOSHUA WY, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		2,887,115
TOTAL MARKET OB/XF VALUE		625,560
TOTAL LAND VALUE - MARKET		782,023
TOTAL MARKET VALUE		4,294,698
SOH/AGL Deduction		500,978
ASSESSED VALUE		3,793,720
TOTAL EXEMPTION VALUE	10	3,793,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,294,698
NCON VALUE		271,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,988,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,0] E56 S27 W56 N27 $
.

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 01/17/2025 BY KWA Total Acres: 129.26 Total Land Value: 782,023 Market: 0 Agricultural: 0 Common: 782,023 PRINTED 07/30/2025 BY SYS