PT OR 1535/1842

BELLS RIVER TIMBER LLC
PO BOX 23627
JACKSONVILLE, FL 32241-3627

2025

40-3N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RAYONIER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/22/2024 KBA
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,708,750
TOTAL MARKET VALUE	33,815
SOH/AGL Deduction	0
ASSESSED VALUE	33,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,815
TOTAL JUST VALUE	2,708,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1842	11/15/2007	WD	Q	I		2,646,600
GRANTOR: BOWLING J MICHAEL						
GRANTEE: BELLS RIVER TIMBER						
1012/0097	10/10/2001	QC	Q	V	06	100
GRANTOR: RAYONIER INC						
GRANTEE: BOWLING J MICHAEL						

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	75.50	AC		1.00	1.00	1.00	390.00	390.00	29,445							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	190.00	190.00	4,370							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	98.50	AC		1.00	1.00	1.00	27,500.00	27,500.00	2,708,750							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 98.50 Total Land Value: 33,815 Market: 2,708,750 Agricultural: 33,815 Common: 0 PRINTED 07/30/2025 BY SYS