IN OR 2023/317
EX R/W OR 695/1465
EX 3-4 & 3-6

WRC COOK YULEE LLC
1878 AVONDALE CIRCLE
JACKSONVILLE, FL 32205

2025

42-2N-27-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

HARTS 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	270,650
TOTAL MARKET VALUE	20,028
SOH/AGL Deduction	0
ASSESSED VALUE	20,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,028
TOTAL JUST VALUE	270,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23492	ELEC OTHER	0	05/01/2011
971822	MH MOVE-ON	0	06/01/1997
961491	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2023/0317	12/03/2015	SW	U	V	11	100
GRANTOR: WRC COOK LLC						
GRANTEE: WRC COOK YULEE LLC						
2023/0315	12/03/2015	SW	U	V	11	100
GRANTOR: COOK MICHELE S REVOCA						
GRANTEE: WRC COOK LLC						

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	54.13	AC		1.00	1.00	1.00	370.00	370.00	20,028							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	54.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	270,650							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 54.13 Total Land Value: 20,028 Market: 270,650 Agricultural: 20,028 Common: 0 PRINTED 07/30/2025 BY SYS