TRACT 1
PT OR 1898/486
ESMT PT OR 1154/311

REAL CAPITAL VENTURES LLC
4817 6TH ST
BOULDER, CO 80304

2025

42-2N-27-4607-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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	03/18/2025 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	604,612
TOTAL MARKET VALUE	604,612
SOH/AGL Deduction	480,616
ASSESSED VALUE	123,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,996
TOTAL JUST VALUE	604,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1898/0486	12/31/2013	WD	U	V	12	100
GRANTOR: ATLANTIC COAST BANK						
GRANTEE: REAL CAPITAL VENTUR						
1822/1036	10/09/2012	WD	U	V	12	310,000
GRANTOR: NASSAU HIDEAWAY LLC						
GRANTEE: ATLANTIC COAST BANK						

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	151,153.00	SF		1.00	1.00	1.00	4.00	4.00	604,612							

REVIEW DATE 03/18/2025 BY MLU Total Acres: 3.47 Total Land Value: 604,612 Market: 0 Agricultural: 0 Common: 604,612 PRINTED 07/30/2025 BY SYS