LOT 64
PT OR 2090/620
PIRATES WOOD 1 UNR

JCJ IRREVOCABLE TRUST/JONES JAMES C III CO-TRUSTEE
P O BOX 2266
WAYCROSS, GA 31501

2025

43-3N-28-509A-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	160,438
TOTAL LAND VALUE - MARKET	520,000
TOTAL MARKET VALUE	680,438
SOH/AGL Deduction	127,195
ASSESSED VALUE	553,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	553,243
TOTAL JUST VALUE	680,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/0620	12/16/2016	WD	Q	I	05	500,000
GRANTOR: MONROE PATRICIA M DEC						
GRANTEE: JCJ IRREVOCABLE TRU						
2016/0034	11/18/2015	TD	U	I	11	100
GRANTOR: MONROE WILLIAM J DECL						
GRANTEE: MONROE PATRICIA M D						

LANDING TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0920	CWALL-WD/M	0	0	0	0	400.00	LF	390.00	390.00	100	2018	2018	3	78	121,680	
3	0300	BOAT DCK W	0	0	0	0	725.00	SF	40.00	40.00	100	2024	2020		90	26,100	
4	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2024	2020		86	1,978	
5	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2024	2020		90	4,680	

LAND DESCRIPTION

TOTAL OB/XF 160,438

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	000131	C	RES CREEK	0		OR	135.00	310.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							

REVIEW DATE 04/11/2024 BY NWA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS