

ST MARYS RIVER RANCH INC
3948 3RD ST S STE #432
JACKSONVILLE BEACH, FL 32250

43-4N-23-0000-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 60			
Interior Floo	14	CARPET 40			
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	00	0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	5000	IMPROVED AG			
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	1,260	100	2003	1,260	131,258
BAS	240	100	2014	240	25,002
FCP	624	25	2014	156	16,251
FOP	160	30	2014	48	5,000
FSP	240	40	2014	96	10,001
TOTALS	2,524			1,800	187,512

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,800	127.8200	127.82	230,076	1982	1987	0	0	18.50	81.50
1 SINGLE FAM - 0% - 0 Heated Area: 1500 HX Base Yr											

NASSAU COUNTY PROPERTY VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						604,943					
TOTAL MARKET OB/XF VALUE						45,006					
TOTAL LAND VALUE - MARKET						2,650,000					
TOTAL MARKET VALUE						1,050,589					
SOH/AGL Deduction						53,312					
ASSESSED VALUE						997,277					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						997,277					
TOTAL JUST VALUE						3,299,949					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						3,251,752					

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3 49	1,715
2	0510	GARAGE WD-	0	0	36	30	SF	35.00	35.00	100	1982	1982	3 20	7,560
3	0680	POLE SHED	0	0	30	15	SF	10.00	10.00	100	1992	1992	3 20	900
4	0680	POLE SHED	0	0	36	21	SF	10.00	10.00	100	2003	2003	3 30	2,268
5	0680	POLE SHED	0	0	32	26	SF	10.00	10.00	100	1992	1992	3 20	1,664
6	0753	UEP	0	0	20	10	SF	22.00	22.00	100	1992	1992	3 20	880
7	0382	CHILLER	0	0	8	6	SF	92.50	92.50	100	2003	2003	3 50	2,220
8	0510	GARAGE WD-	0	0	44	20	SF	38.50	38.50	100	1992	1992	3 20	6,776
9	1242	WD DECK A	0	0	0	0	SF	10.00	10.00	100	1992	1992	3 20	288
10	0500	FP-PRE FAB	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3 88	6,160

LAND DESCRIPTION													TOTAL OB/XF				30,431							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	220.00	AC		1.00	1.00	1.00	390.00	390.00	85,800							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	208.00	AC		1.00	1.00	1.00	525.00	525.00	109,200							
4	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	270.00	270.00	8,100							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	566.00	AC		1.00	1.00	1.00	190.00	190.00	107,540							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	1,024.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,560,000							

REVIEW DATE	06/11/2025	BY	WW	Total Acres: 1,027.00	Total Land Value: 400,640	Market: 2,560,000	Agricultural: 310,640	Common: 90,000	PRINTED 07/30/2025 BY SYS
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