IN OR 2750/1025
BEING PARCEL I

TYSON FOREST LLC
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2025

44-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

TYSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/28/2024 DC
INC DATE		AG DATE	05/28/2024 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,694,650
TOTAL MARKET VALUE	35,904
SOH/AGL Deduction	0
ASSESSED VALUE	35,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,904
TOTAL JUST VALUE	1,694,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,683,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1025	11/12/2024	SW	Q	V	01	1,500,000
GRANTOR: TYSON FARMS						
GRANTEE: TYSON FOREST LLC						
2604/1091	3/11/2020	TD	U	V	11	100
GRANTOR: LASSERRE JON COURSON						
GRANTEE: TYSON FARMS 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	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	009620	C	MARSH	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	100.00	100.00	600							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	58.42	AC		1.00	1.00	1.00	515.00	515.00	30,086							
4	005900	A	TIMBER WETLA	0		OR	0.00	0.00	54.35	AC		1.00	1.00	1.00	50.00	50.00	2,718							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	112.77	AC		1.00	1.00	1.00	15,000.00	15,000.00	1,691,550							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 119.77 Total Land Value: 35,904 Market: 1,691,550 Agricultural: 32,804 Common: 3,100 PRINTED 07/30/2025 BY SYS