

PT DELIA BROADWAY GRANT
SEC 44-4N-23E & PT GOVT LOTS
1,2,3 & 4 OF SEC 29-4N-23E IN

ST MARYS FARM LLC
ONE INDEPENDENT DR STE 3120
JACKSONVILLE, FL 32202

2025

44-4N-23-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	5,664	100	1993	5,664	579,976
FOP	108	30	1993	32	3,276
FOP	156	30	1993	47	4,812
FSP	312	50	1993	156	15,974
FSP	408	50	1993	204	20,889
TOTALS	6,648			6,103	624,928

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,133.00	SF	4.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
5	0381	COOLER	0	0	6	10	60.00	SF	82.50
6	0812	CONCRETE C	0	0	10	20	200.00	SF	4.00
8	0812	CONCRETE C	0	0	12	11	132.00	SF	4.00
12	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
13	0812	CONCRETE C	0	0	0	0	234.00	SF	4.00
15	0511	GARAGE CB-	0	0	50	12	600.00	SF	40.00
16	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00
25	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	301.48
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	22.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	114.12
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	437.60

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	6,103	106.4894	116.07	708,375	1983	2000	0	0	11.78	88.22
1 CLUB HOUSE - 0% - 0 Heated Area: 5664 HX Base Yr											
BLD DATE: 05/09/2025 MLU XF DATE: 11/21/2024 KBA INC DATE:											

31000 HIDDEN BRANCH LN, HILLIARD											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	2,133.00	SF	4.00	4.00	100
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
5	0381	COOLER	0	0	6	10	60.00	SF	82.50	82.50	100
6	0812	CONCRETE C	0	0	10	20	200.00	SF	4.00	4.00	100
8	0812	CONCRETE C	0	0	12	11	132.00	SF	4.00	4.00	100
12	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
13	0812	CONCRETE C	0	0	0	0	234.00	SF	4.00	4.00	100
15	0511	GARAGE CB-	0	0	50	12	600.00	SF	40.00	40.00	100
16	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100
25	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	2.00	2.00	100

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00	AC	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	301.48	AC	1.00
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	22.00	AC	1.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	114.12	AC	1.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	437.60	AC	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	873,399		
TOTAL MARKET OB/XF VALUE	30,021		
TOTAL LAND VALUE - MARKET	1,382,800		
TOTAL MARKET VALUE	1,120,820		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,120,820		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,120,820		
TOTAL JUST VALUE	2,286,220		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,023,725		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412430	NEW CONSTR	0	03/01/2004
R045909	ADDITION	5,341	01/03/2004
E0311617	XFOB	0	08/01/2003
2860	H/AC	3,500	12/28/1988
5559	REMODEL	3,000	12/07/1988
3311	NEW BATH	3,000	12/07/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2506/0457	10/18/2021	SW	U	I	30
GRANTOR: BB CHICKEN II LLC					
GRANTEE: ST MARYS FARM LLC					
2506/0454	10/18/2021	QC	U	I	11
GRANTOR: NEWTON RUSSELL B JR					
GRANTEE: BB CHICKEN II LLC					

BUILDING NOTES									
FSP=[YR=1993] W36S12 BAS=[YR=1993] S30 W64 N20 FSP=[YR=1993] N12 W26 S12 E26 \$ W26 S20 W52 S22 E52 S2 FOP=[YR=1993] S6 E26 N6 W26 \$ E26 N2 E64 S4 FOP=[YR=1993] S6 E18 N6 W18 \$ E18 N4 E18 N52 W14 N3 W8 S3 W14 \$ E14 N3 E8 S3 E14 N12 \$.									

BUILDING DIMENSIONS									
FSP=[YR=1993] W36S12 BAS=[YR=1993] S30 W64 N20 FSP=[YR=1993] N12 W26 S12 E26 \$ W26 S20 W52 S22 E52 S2 FOP=[YR=1993] S6 E26 N6 W26 \$ E26 N2 E64 S4 FOP=[YR=1993] S6 E18 N6 W18 \$ E18 N4 E18 N52 W14 N3 W8 S3 W14 \$ E14 N3 E8 S3 E14 N12 \$.									

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[illegible]

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