ALL OF SEC
PT OR 2133/1638
MARSH LAND

T CREEK LAND LLC
200 W FORSYTH ST, STE 1200
JACKSONVILLE, FL 32202

2025

45-2N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9606	CONSERVATION ESMT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

FIVE MILE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		866,152
TOTAL MARKET VALUE		866,152
SOH/AGL Deduction		371,562
ASSESSED VALUE		494,590
TOTAL EXEMPTION VALUE	CP	320,576
BASE TAXABLE VALUE		174,014
TOTAL JUST VALUE		866,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1638	7/17/2017	SW	Q	V	05	1,600,000
GRANTOR: THOMAS CREEK LLC						
GRANTEE: T CREEK LAND LLC						
1594/0138	11/20/2008	WD	Q	V		1,150,000
GRANTOR: THREE RIVERS TIMBER L						
GRANTEE: THOMAS CREEK 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	000132	C	RES RIVER	0		OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	100,000.00	100,000.00	225,000							
2	009606	C	CONSERVATION	0		OR	0.00	0.00	255.73	AC		1.00	1.00	0.35	7,000.00	2,450.00	626,538							
3	009620	C	MARSH	0		OR	0.00	0.00	146.14	AC		1.00	1.00	1.00	100.00	100.00	14,614							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 404.12 Total Land Value: 866,152 Market: 0 Agricultural: 0 Common: 866,152 PRINTED 07/30/2025 BY SYS