PT OF WILLIAM DRUMMOND GRANT
SEC 49-4N-25E IN OR 2427/559

PROGRESS NORTH FLORIDA LLC
96034 SANDY POINTE CIRCLE
FERNANDINA BEACH, FL 32034

2025

49-4N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5002.00		

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

LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 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	270,860
TOTAL MARKET VALUE	6,899
SOH/AGL Deduction	0
ASSESSED VALUE	6,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,899
TOTAL JUST VALUE	270,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2427/0559	1/11/2021	SW	U	V	11	100

GRANTOR: ALLISON LANDS INC

GRANTEE: PROGRESS NORTH FLOR

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	525.00	525.00	5,250							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.68	AC		1.00	1.00	1.00	190.00	190.00	1,649							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.68	AC		1.00	1.00	1.00	14,500.00	14,500.00	270,860							

REVIEW DATE 05/14/2025 BY MLU Total Acres: 18.68 Total Land Value: 6,899 Market: 270,860 Agricultural: 6,899 Common: 0 PRINTED 07/30/2025 BY SYS