LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

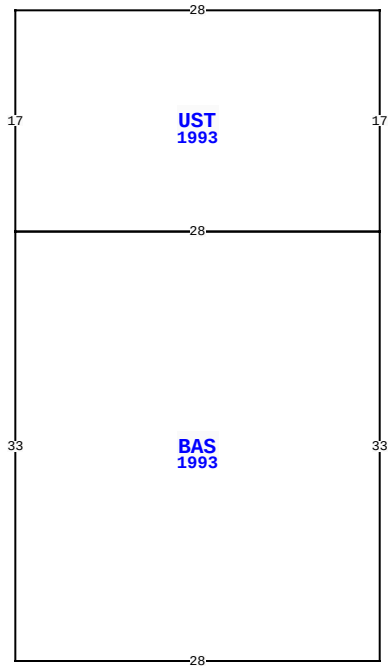
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	56,480
UST	476	40	1993	190	11,614
TOTALS	1,400			1,114	68,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,114	78.4350	85.49	95,236	1970	1970	0	0	0	28.50	71.50

1 CLUB HOUSE – 0% - 0 Heated Area: 924 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

YULEE SPORTS COMPLEX

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005882	(1) 20'X10'X10'	68,639	05/15/2024
20002231	XFOB-AWNINGS	2,100	04/08/2020
B1632504	CNSTR-CONCESSION	39,597	06/01/2016
B1632505	CNSTR-PRESS BOX	13,199	06/01/2016
R1615079	REPAIR/RRF	32,000	06/01/2016
P1216171	NEW CONSTR	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W28 S17 BAS=[YR=1993] S33 E28 N33 W28$ E28 N17$.

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
1	0811	CONCRETE B	0	0	28	20	560.00	SF	5.20	5.20	100	1997	1997	3	72	2,097	
2	0812	CONCRETE C	0	0	0	0	1,755.00	SF	4.00	4.00	100	1997	1997	3	72	5,054	
3	0812	CONCRETE C	0	0	83	50	4,150.00	SF	4.00	4.00	100	1997	1997	3	72	11,952	
4	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1997	1997	3	40	1,244	
5	0351	CARPORT MT	0	0	45	20	900.00	SF	10.00	10.00	100	2005	2005	3	22	1,980	
6	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	1975	1975	3	20	1,200	
7	0991	TENNIS CRT	0	0	0	0	2.00	UT	18,000.00	18,000.00	100	1997	1997	3	72	25,920	
8	0998	T-CRT LGHT	0	0	0	0	4.00	UT	4,000.00	4,000.00	100	1997	1997	3	20	3,200	
9	0424	CL FNC 6'	0	0	0	0	346.00	LF	20.00	20.00	100	1997	1997	3	39	2,699	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	

TOTAL OB/XF 55,580

LAND DESCRIPTION

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	008600	C	COUNTY	0	0006	GPU	0.00	0.00	20.63	AC		1.00	1.00	1.00	85,000.00	85,000.00	1,753,550							

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

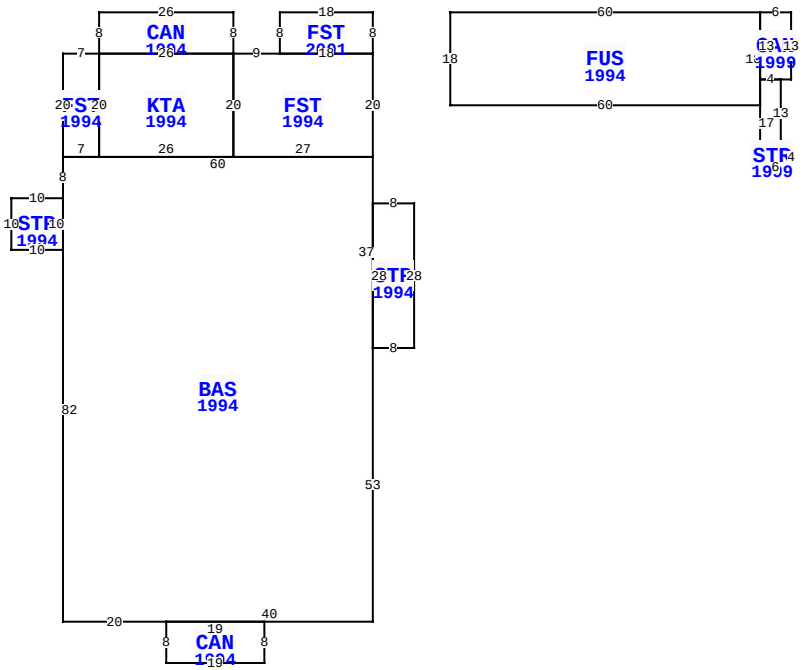
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,400	100	1994	5,400	416,907
CAN	152	30	1994	46	3,552
CAN	208	30	1994	62	4,787
CAN	78	30	1999	23	1,776
FST	140	50	1994	70	5,405
FST	540	50	1994	270	20,846
FST	144	50	2001	72	5,559
FUS	1,080	100	1994	1,080	83,382
KTA	520	110	1994	572	44,162
STP	100	10	1994	10	772
TOTALS	8,662			7,635	589,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3202	04	7,635	106.6720	154.41	1,178,920	1994	1994	0	0	0	50.00	50.00

2 AUDITORIUM - 0% - 0 Heated Area: 7000 HX Base Yr



** This building has 12 Sub-Areas

86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24544	CO ISSUED	0	08/29/2011
B24830	REPAIR/RRF	9,400	06/01/2011
B24808	NEW CONSTR	18,749	06/01/2011
P14776	NEW CONSTR	0	05/01/2011
B24544	NEW CONSTR	31,192	04/01/2011
E23376	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2001] W18 S8 FST=[YR=1994] W9 CAN=[YR=1994] N8 W26 S8 FST=[YR=1994] W7 S20 BAS=[YR=1994] S8 STP=[YR=1994] W10 S10 E10 N10$ S82 E20 CAN=[YR=1994] S8 E19 N8 W19$ E40 N53 STP=[YR=1994] E8 N28 W8 S28$ N37 W60 $ E7 N20$ KTA=[YR=1994] S20 E26 N20 W26$ E26$ S20 E27 N20 W18$ E18 N8$ PTR=E15 FUS=[YR=1994] E60 CAN=[YR=1999] E6 S13 W2 STR=[YR=1999] S13 E2 S4 W6 N17 E4$ W4 N13$ S18 W60 N18$ W15$.

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
11	0424	CL FNC 6'	0	0	0	0	83.00	LF	20.00	20.00	100	1997	1997	3	39	647	
12	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1997	1997	3	39	219	
13	0803	ASPHALT C	0	0	0	0	5,440.00	SF	2.00	2.00	100	1997	1997	3	50	5,440	
14	0424	CL FNC 6'	0	0	0	0	516.00	LF	23.00	23.00	100	1997	1997	3	39	4,629	
15	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1997	1997	3	39	219	
16	0940	SHEDS/PORT	0	0	8	8	64.00	SF	24.00	24.00	100	1980	1980	3	20	307	
17	0424	CL FNC 6'	0	0	0	0	22.00	LF	20.00	20.00	100	1997	1997	3	39	172	
18	0810	CONCRETE A	0	0	9	8	72.00	SF	6.50	6.50	100	1997	1997	3	72	337	
19	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
20	0810	CONCRETE A	0	0	8	8	499.00	SF	6.50	6.50	100	1997	1997	3	72	2,335	

TOTAL OB/XF 14,422

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	02	WALL BD/WD 50
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

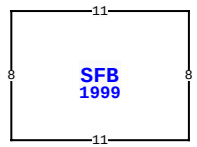
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

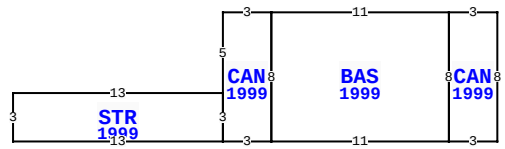
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100	1999	88	4,397
CAN	24	30	1999	7	350
CAN	24	30	1999	7	350
SFB	88	80	1999	70	3,498
STR	39	10	1999	4	200
TOTALS	263			176	8,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	176	52.9200	57.68	10,152	1997	1997	0	0	0	13.38	86.62

3 CLUB HOUSE – 0% - 0 Heated Area: 158 HX Base Yr





BLD DATE	01/12/2021	KK	LGL DATE		
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025	MLU
INC DATE			AG DATE		

86142 GOODBREAD RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14717	NEW CONSTR	0	04/01/2011
B0412266	NEW CONSTR	10,080	05/05/2005
E017807	CHNGE SRVC	0	03/01/2001
E017882	NEW CONSTR	0	03/01/2001
B07626	XFOB	5,000	09/01/2000
B07667	NEW CONSTR	30,000	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1999] W11 S8 E11 N8$ PTR= E15 STR=[YR=1999] E13
CAN=[YR=1999] N5 E3 BAS=[YR=1999] E11 CAN=[YR=1999] E3 S8
W3 N8$ S8 W11 N8$ S8 W3 N3$ S3 W13 N3$ W15$.

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
21	0803	ASPHALT C	0	0	0	0	4,682.00	SF	2.00	2.00	100	1997	1997	3	50	4,682	
22	0812	CONCRETE C	0	0	401	5	2,005.00	SF	4.00	4.00	100	1997	1997	3	72	5,774	
23	0810	CONCRETE A	0	0	0	0	235.00	SF	6.50	6.50	100	1997	1997	3	72	1,100	
24	0422	CL FNC 4'	0	0	0	0	91.00	LF	15.00	15.00	100	1997	1997	3	39	532	
25	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
26	0424	CL FNC 6'	0	0	0	0	61.00	LF	20.00	20.00	100	1997	1997	3	39	476	
27	0422	CL FNC 4'	0	0	0	0	42.00	LF	13.50	13.50	100	1997	1997	3	39	221	
28	0819	CONC 12"	0	0	27	8	216.00	SF	8.55	8.55	100	1997	1997	3	72	1,330	
29	0810	CONCRETE A	0	0	13	8	104.00	SF	5.85	5.85	100	1997	1997	3	72	438	
30	0441	STK FNC 4'	0	0	0	0	22.00	LF	5.85	5.85	100	1997	1997	3	20	26	

TOTAL OB/XF 14,813

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

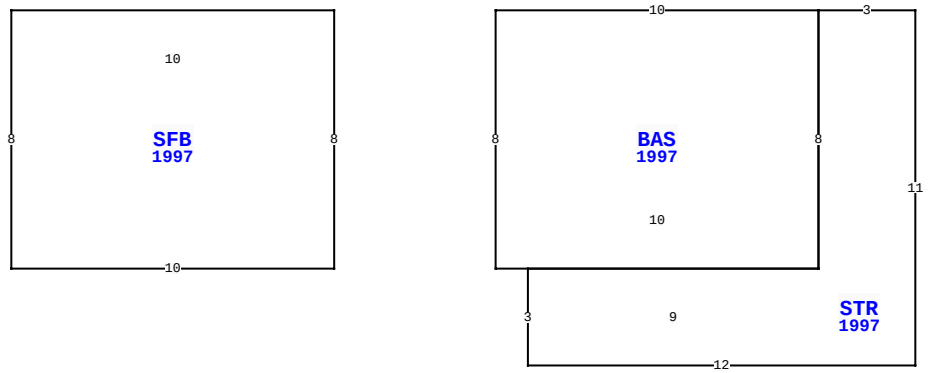
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	1997	80	3,640
SFB	80	80	1997	64	2,912
STR	60	10	1997	6	273
TOTALS	220			150	6,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	150	48.1950	52.53	7,880	1997	1997	0	0	0	13.38	86.62

4 CLUB HOUSE – 0% - 0 Heated Area: 144 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
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TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992041	REPAIR/RRF	0	10/01/1999
P993267	NEW BATH	0	02/01/1999
94-0946	NEW CONSTR	12,515	02/01/1994
5414	NEW CONSTR	4,000	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1997] E10 S8 W10 N8$ PTR= E15 BAS=[YR=1997] E10
STR=[YR=1997] E3 S11 W12 N3 E9 N8$ S8 W10 N8$ W15$.

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
31	0812	CONCRETE C	0	0	76	26	1,976.00	SF	3.60	3.60	100	1997	1997	3	72	5,122	
32	0811	CONCRETE B	0	0	0	0	631.00	SF	4.68	4.68	100	1997	1997	3	72	2,126	
33	0803	ASPHALT C	0	0	0	0	7,280.00	SF	1.80	1.80	100	1997	1997	3	50	6,552	
34	0812	CONCRETE C	0	0	0	0	1,752.00	SF	3.60	3.60	100	1997	1997	3	72	4,541	
35	0940	SHEDS/PORT	0	0	16	8	128.00	SF	27.00	27.00	100	1997	1997	3	20	691	
36	0810	CONCRETE A	0	0	0	0	374.00	SF	5.85	5.85	100	1997	1997	3	72	1,575	
37	0424	CL FNC 6'	0	0	0	0	64.00	LF	18.00	18.00	100	1997	1997	3	39	449	
38	0463	FENCE GATE	0	0	0	0	3.00	UT	270.00	270.00	100	1997	1997	3	39	316	
39	0426	CL FNC 12'	0	0	0	0	8.00	LF	14.04	14.04	100	1997	1997	3	39	44	
40	0424	CL FNC 6'	0	0	0	0	558.00	LF	17.00	17.00	100	1997	1997	3	39	3,700	

TOTAL OB/XF 25,116

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

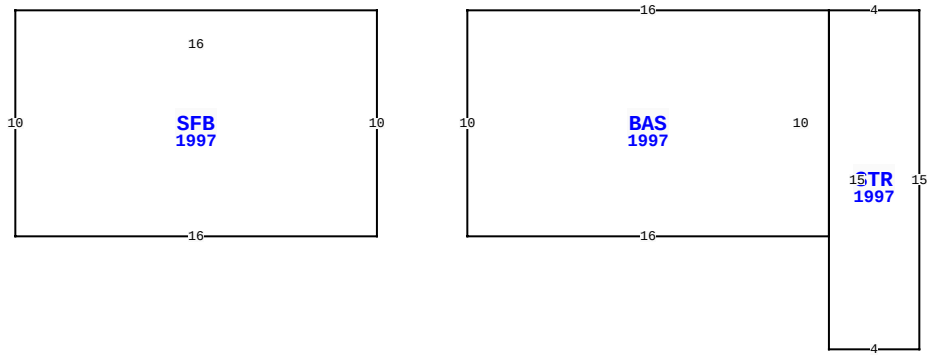
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	1997	160	7,280
SFB	160	80	1997	128	5,824
STR	60	10	1997	6	273
TOTALS	380			294	13,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	294	48.1950	52.53	15,444	1997	1997	0	0	0	13.38	86.62

5 CLUB HOUSE – 0% - 0 Heated Area: 288 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1997] E16 S10 W16 N10$ PTR= E20 BAS=[YR=1997] E16
STR=[YR=1997] E4 S15 W4 N15$ S10 W16 N10$ W20$.

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
41	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
42	0424	CL FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	1997	1997	3	39	94	
43	0426	CL FNC 12'	0	0	0	0	104.00	LF	15.60	15.60	100	1997	1997	3	39	633	
44	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1997	1997	3	20	768	
45	0424	CL FNC 6'	0	0	0	0	15.00	LF	20.00	20.00	100	1997	1997	3	39	117	
46	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
47	2520	FIELD LGHT	0	0	0	0	4.00	UT	99,000.00	99,000.00	100	1997	1997	3	20	79,200	
48	0424	CL FNC 6'	0	0	0	0	27.00	LF	20.00	20.00	100	1997	1997	3	39	211	
49	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
50	0940	SHEDS/PORT	0	0	22	6	132.00	SF	30.00	30.00	100	1997	1997	3	20	792	

TOTAL OB/XF 82,400

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

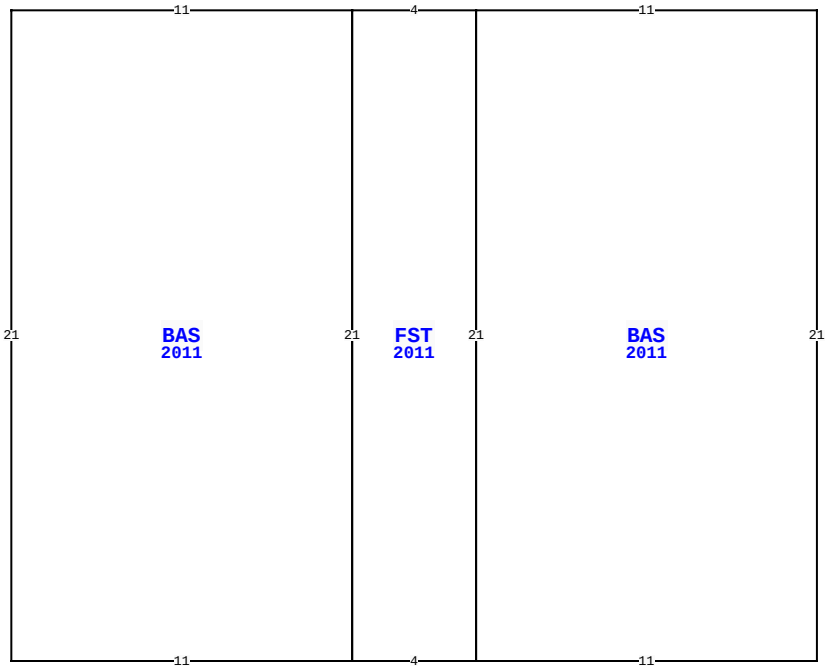
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	231	100	2011	231	25,607
BAS	231	100	2011	231	25,607
FST	84	50	2011	42	4,656
TOTALS	546			504	55,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	504	78.4350	132.36	66,709	2011	2011	0	0	0	16.25	83.75

7 RSTRM BLDG – 0% - 0 Heated Area: 462 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W11 FST=[YR=2011] W4 BAS=[YR=2011] W11 S21 E11 N21$ S21 E4 N21$ S21 E11 N21$.

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
51	0940	SHEDS/PORT	0	0	16	6	96.00	SF	30.00	30.00	100	1997	1997	3	20	576	
52	0425	CL FNC 8'	0	0	0	0	30.00	LF	10.65	10.65	100	1997	1997	3	39	125	
53	0424	CL FNC 6'	0	0	0	0	298.00	LF	20.00	20.00	100	1997	1997	3	39	2,324	
54	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
55	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	1997	1997	3	72	1,451	
56	0426	CL FNC 12'	0	0	0	0	98.00	LF	15.60	15.60	100	1997	1997	3	39	596	
57	0940	SHEDS/PORT	0	0	30	6	180.00	SF	30.00	30.00	100	1997	1997	3	20	1,080	
58	0810	CONCRETE A	0	0	0	0	344.00	SF	6.50	6.50	100	1997	1997	3	72	1,610	
59	0811	CONCRETE B	0	0	0	0	875.00	SF	5.20	5.20	100	1997	1997	3	72	3,276	
60	0424	CL FNC 6'	0	0	0	0	63.00	LF	20.00	20.00	100	1997	1997	3	39	491	

TOTAL OB/XF 11,763

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

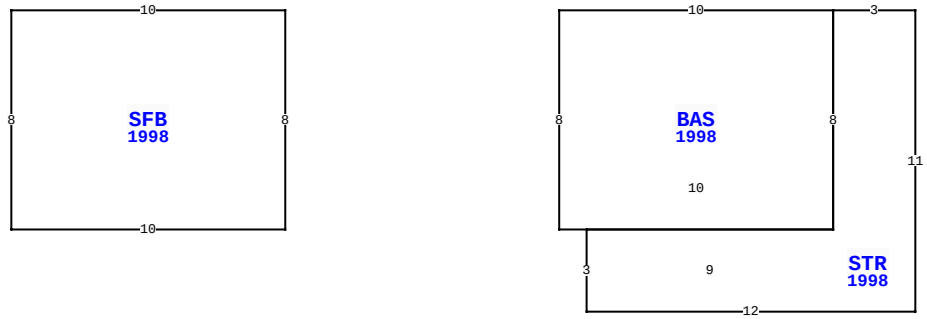
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	1998	80	3,913
SFB	80	80	1998	64	3,130
STR	60	10	1998	6	294
TOTALS	220			150	7,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	150	51.5025	56.14	8,421	1998	1998	0	0	0	12.88	87.12

8 CLUB HOUSE – 0% - 0 Heated Area: 144 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1998] W10 S8 E10 N8$ PTR= E10 BAS=[YR=1998] E10
STR=[YR=1998] E3 S11 W12 N3 E9 N8$ S8 W10 N8$ W10$.

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
61	0426	CL FNC 12'	0	0	0	0	9.00	LF	15.60	15.60	100	1997	1997	3	39	55	
62	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
63	0940	SHEDS/PORT	0	0	17	6	102.00	SF	30.00	30.00	100	1997	1997	3	20	612	
64	0424	CL FNC 6'	0	0	0	0	55.00	LF	20.00	20.00	100	1997	1997	3	39	429	
65	0426	CL FNC 12'	0	0	0	0	12.00	LF	15.60	15.60	100	1997	1997	3	39	73	
66	0424	CL FNC 6'	0	0	0	0	19.00	LF	20.00	20.00	100	1997	1997	3	39	148	
67	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
68	0424	CL FNC 6'	0	0	0	0	466.00	LF	20.00	20.00	100	1997	1997	3	39	3,635	
69	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
70	0940	SHEDS/PORT	0	0	18	8	144.00	SF	30.00	30.00	100	1997	1997	3	20	864	

TOTAL OB/XF 6,284

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

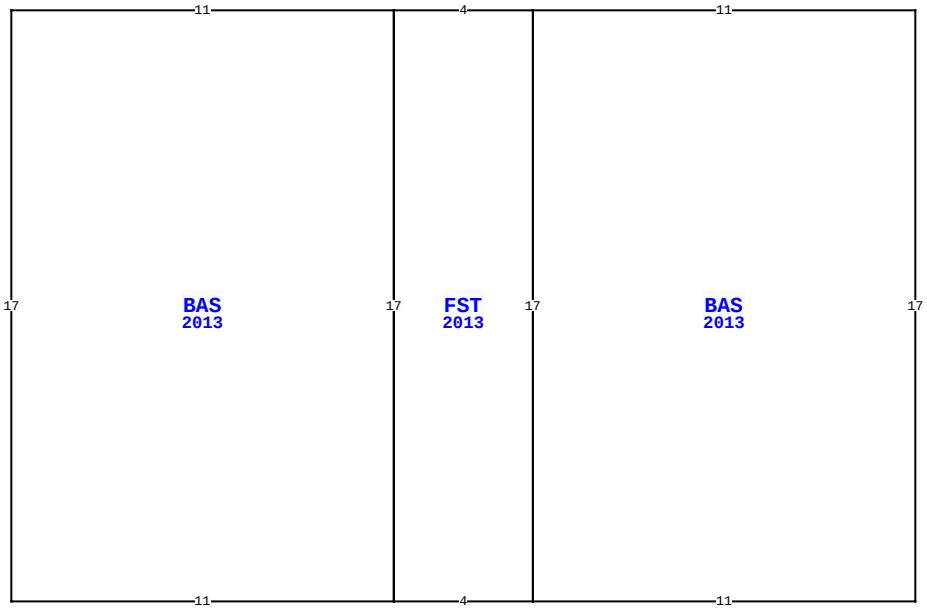
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	187	100	2013	187	21,348
BAS	187	100	2013	187	21,348
FST	68	50	2013	34	3,881
TOTALS	442			408	46,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	408	78.4350	132.36	54,003	2013	2013	0	0	0	13.75	86.25

10 RSTRM BLDG – 0% - 0 Heated Area: 374 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

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
71	0810	CONCRETE A	0	0	0	0	175.00	SF	6.50	6.50	100	1997	1997	3	72	819	
72	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1997	1997	3	72	936	
73	0424	CL FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	1997	1997	3	39	62	
74	0422	CL FNC 4'	0	0	0	0	61.00	LF	15.00	15.00	100	1997	1997	3	39	357	
75	0940	SHEDS/PORT	0	0	18	8	144.00	SF	30.00	30.00	100	1997	1997	3	20	864	
76	0422	CL FNC 4'	0	0	0	0	61.00	LF	15.00	15.00	100	1997	1997	3	39	357	
77	0424	CL FNC 6'	0	0	0	0	9.00	LF	20.00	20.00	100	1997	1997	3	39	70	
78	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
79	0810	CONCRETE A	0	0	38	10	380.00	SF	6.50	6.50	100	1997	1997	3	72	1,778	
80	0810	CONCRETE A	0	0	40	5	200.00	SF	6.50	6.50	100	1997	1997	3	72	936	

TOTAL OB/XF 6,413

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FST=[YR=2013] W4 BAS=[YR=2013] W11 S17 E11 N17$ S17 E4 N17$ S17 E11 N17$.

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

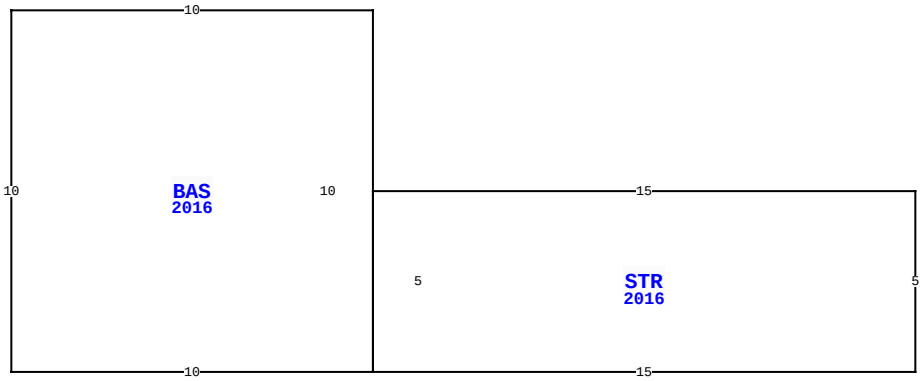
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100	2016	100	5,341
STR	75	10	2016	8	427
TOTALS	175			108	5,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	108	50.7780	55.35	5,978	2016	2016	0	0	0	3.50	96.50

11 CLUB HOUSE – 0% - 0 Heated Area: 100 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

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
81	0426	CL FNC 12'	0	0	0	0	88.00	LF	15.60	15.60	100	1997	1997	3	39	535	
82	0424	CL FNC 6'	0	0	0	0	14.00	LF	20.00	20.00	100	1997	1997	3	39	109	
83	0424	CL FNC 6'	0	0	0	0	487.00	LF	20.00	20.00	100	1997	1997	3	39	3,799	
84	2520	FIELD LGHT	0	0	0	0	4.00	UT	72,000.00	72,000.00	100	1997	1997	3	20	57,600	
85	0940	SHEDS/PORT	0	0	20	7	140.00	SF	30.00	30.00	100	1997	1997	3	20	840	
86	0940	SHEDS/PORT	0	0	20	7	140.00	SF	30.00	30.00	100	1997	1997	3	20	840	
87	0424	CL FNC 6'	0	0	0	0	67.00	LF	20.00	20.00	100	1997	1997	3	39	523	
88	0426	CL FNC 12'	0	0	0	0	9.00	LF	15.60	15.60	100	1997	1997	3	39	55	
89	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
90	0424	CL FNC 6'	0	0	0	0	67.00	LF	20.00	20.00	100	1997	1997	3	39	523	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 S10 E10 STR=[YR=2016] E15 N5 W15 S5$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 64,941

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

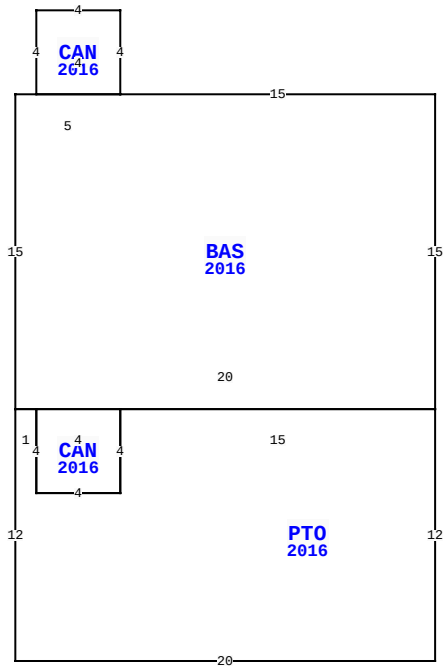
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	2016	300	19,405
CAN	16	30	2016	5	323
CAN	16	30	2016	5	323
PTO	224	5	2016	11	711
TOTALS	556			321	20,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	321	79.8000	67.03	21,517	2016	2016	0	0	0	3.50	96.50

12 CONCESSION – 0% - 0 Heated Area: 300 HX Base Yr



86142 GOODBREAD RD, YULEE

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 10 of 16 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W15 W5 S15 E20 N15 $
PTO=[YR=2016;ORIG=-20,15] S12 E20 N12 W15 S4 W4 N4 W1 $
CAN=[YR=2016;ORIG=-15,0] N4 W4 S4 E4 $
CAN=[YR=2016;ORIG=-15,15] S4 W4 N4 E4 $
.

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
91	0426	CL FNC 12'	0	0	0	0	10.00	LF	15.60	15.60	100	1997	1997	3	39	61	
92	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	39	117	
93	0426	CL FNC 12'	0	0	0	0	100.00	LF	15.60	15.60	100	1997	1997	3	39	608	
94	0424	CL FNC 6'	0	0	0	0	34.00	LF	20.00	20.00	100	1997	1997	3	39	265	
95	0424	CL FNC 6'	0	0	0	0	463.00	LF	20.00	20.00	100	1997	1997	3	39	3,611	
96	0426	CL FNC 12'	0	0	0	0	132.00	LF	15.60	15.60	100	1997	1997	3	39	803	
97	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
98	2520	FIELD LGHT	0	0	0	0	2.00	UT	99,000.00	99,000.00	100	1997	1997	3	20	39,600	
99	0424	CL FNC 6'	0	0	0	0	13.00	LF	20.00	20.00	100	1997	1997	3	39	101	
100	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	

TOTAL OB/XF 45,634

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

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
101	0424	CL FNC 6'	0	0	0	0	29.00	LF	20.00	20.00	100	1997	1997	3	39	226	
102	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
103	0812	CONCRETE C	0	0	0	0	4,663.00	SF	4.00	4.00	100	1997	1997	3	72	13,429	
104	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1996	1996	3	20	160	
105	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1995	1995	3	20	240	
106	0967	SPORTS FLR	0	0	90	60	5,400.00	SF	5.75	5.75	100	2000	2000	3	20	6,210	
107	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	2011	2011	3	91	1,514	
108	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2011	2011	3	78	1,053	
109	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	2011	2011	3	91	757	
110	0424	CL FNC 6'	0	0	0	0	100.00	LF	20.00	20.00	100	2011	2011	3	78	1,560	

TOTAL OB/XF 25,383

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
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NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

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
111	0097	AWNING CN	0	0	0	0	35.00	SF	162.50	162.50	100	2011	2011	3	60	3,413	
112	0097	AWNING CN	0	0	0	0	27.00	SF	143.00	143.00	100	2011	2011	3	60	2,317	
113	0812	CONCRETE C	0	0	0	0	2,205.00	SF	4.00	4.00	100	1997	1997	3	72	6,350	
114	2520	FIELD LGHT	0	0	0	0	4.00	UT	22,500.00	22,500.00	100	1997	1997	3	20	18,000	
115	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	1997	1997	3	72	168	
116	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	1997	1997	3	39	702	
117	0422	CL FNC 4'	0	0	0	0	667.00	LF	15.00	15.00	100	1997	1997	3	39	3,902	
118	0422	CL FNC 4'	0	0	0	0	181.00	LF	15.00	15.00	100	1997	1997	3	39	1,059	
119	0424	CL FNC 6'	0	0	0	0	654.00	LF	20.00	20.00	100	1997	1997	3	39	5,101	
120	0812	CONCRETE C	0	0	0	0	1,620.00	SF	12.80	12.80	100	1997	1997	3	72	14,930	

TOTAL OB/XF 55,942

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
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TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

BLD DATE	01/12/2021	KK	LGL DATE	
XF DATE	01/12/2021	KK	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

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
121	0811	CONCRETE B	0	0	58	15	870.00	SF	5.20	5.20	100	1997	1997	3	72	3,257	
122	0940	SHEDS/PORT	0	0	20	6	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
123	0940	SHEDS/PORT	0	0	20	6	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
124	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	1997	1997	3	20	27,000	
125	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1997	1997	3	39	585	
126	0422	CL FNC 4'	0	0	0	0	158.00	LF	15.00	15.00	100	1997	1997	3	39	924	
127	0424	CL FNC 6'	0	0	0	0	730.00	LF	20.00	20.00	100	1997	1997	3	39	5,694	
128	0422	CL FNC 4'	0	0	0	0	204.00	LF	15.00	15.00	100	1997	1997	3	39	1,193	
129	0424	CL FNC 6'	0	0	0	0	587.00	LF	20.00	20.00	100	1997	1997	3	39	4,579	
130	0424	CL FNC 6'	0	0	0	0	42.00	LF	20.00	20.00	100	1997	1997	3	39	328	

TOTAL OB/XF 45,000

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
(EX UTIL ESMT IN OR 1370/1186)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

BLD DATE	01/12/2021	KK	LGL DATE
XF DATE	01/12/2021	KK	LAND DATE 05/08/2025 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		822,868
TOTAL MARKET OB/XF VALUE		773,828
TOTAL LAND VALUE - MARKET		1,753,550
TOTAL MARKET VALUE		3,350,246
SOH/AGL Deduction		541,153
ASSESSED VALUE		2,809,093
TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

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
131	0425	CL FNC 8'	0	0	0	0	21.00	LF	10.65	10.65	100	1997	1997	3	39	87	
132	0426	CL FNC 12'	0	0	0	0	149.00	LF	15.60	15.60	100	1997	1997	3	39	907	
133	0427	CL FNC 10'	0	0	0	0	85.00	LF	13.51	13.51	100	1997	1997	3	39	448	
134	0425	CL FNC 8'	0	0	0	0	85.00	LF	10.65	10.65	100	1997	1997	3	39	353	
135	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	2000	2000	3	77	961	
136	0819	CONC 12"	0	0	41	24	984.00	SF	9.50	9.50	100	2000	2000	3	77	7,198	
137	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	2000	2000	3	77	961	
138	0812	CONCRETE C	0	0	0	0	1,764.00	SF	4.00	4.00	100	2015	2015	3	95	6,703	
139	0812	CONCRETE C	0	0	873	5	4,365.00	SF	4.00	4.00	100	2015	2015	3	95	16,587	
140	0424	CL FNC 6'	0	0	0	0	584.00	LF	20.00	20.00	100	2015	2015	3	87	10,162	

TOTAL OB/XF 44,367

LAND DESCRIPTION

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

REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

LOTS 108,109,110 & PT OF
LOT 103 IN OR 947/1480
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NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
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2025

50-3N-27-4720-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

BLD DATE	01/12/2021	KK	LGL DATE
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	03	2,809,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,350,246
NCON VALUE		182,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,457,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0947/1480	8/24/2000	WD	Q	I	03	158,000
GRANTOR: HOLLAND BOBBY B						
GRANTEE: NASSAU COUNTY BOARD						
0139/0376	1/12/1973	SW	Q	I	03	100
GRANTOR: ITT RAYONIER INCORPOR						
GRANTEE: NASSAU COUNTY						

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
141	0424	CL FNC 6'	0	0	0	0	867.00	LF	20.00	20.00	100	2004	2004	3	61	10,577	
142	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
143	0812	CONCRETE C	0	0	0	0	2,660.00	SF	4.00	4.00	100	2004	2004	3	83	8,831	
144	0426	CL FNC 12'	0	0	0	0	100.00	LF	15.60	15.60	100	2004	2004	3	61	952	
145	0425	CL FNC 8'	0	0	0	0	6.00	LF	10.65	10.65	100	2004	2004	3	61	39	
146	0424	CL FNC 6'	0	0	0	0	586.00	LF	20.00	20.00	100	2004	2004	3	61	7,149	
147	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
148	0680	POLE SHED	0	0	0	0	248.00	SF	10.00	10.00	100	2000	2000	3	27	670	
149	0680	POLE SHED	0	0	0	0	248.00	SF	10.00	10.00	100	2000	2000	3	27	670	
150	2520	FIELD LGHT	0	0	0	0	8.00	UT	22,500.00	22,500.00	100	2002	2002	3	20	36,000	

TOTAL OB/XF 65,620

LAND DESCRIPTION

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REVIEW DATE 12/02/2024 BY KWA Total Acres: 20.63 Total Land Value: 1,753,550 Market: 0 Agricultural: 0 Common: 1,753,550 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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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
151	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2013	2013	3	93	725	
152	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2013	2013	3	83	374	
153	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	2015	2015	3	95	2,161	
154	0812	CONCRETE C	0	0	0	0	3,120.00	SF	4.00	4.00	100	2015	2015	3	95	11,856	
155	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	2017	2017	3	81	10,206	
156	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	74	474	
157	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	2020	2020	3	90	936	
158	0940	SHEDS/PORT	0	0	15	15	225.00	SF	30.00	30.00	100	2004	2004	3	21	1,418	
159	0097	AWNING CN	0	0	20	10	200.00	SF	65.00	65.00	100	2025	2024		100	143,000	
160	0097	AWNING CN	0	0	30	10	300.00	SF	65.00	65.00	100	2025	2024		100	39,000	

TOTAL OB/XF 210,150

LAND DESCRIPTION

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