PT JOHN LOW GRANT
CASE #10-CP-101 OR 1689/648 &
PT OR 2628/1910 PARCELS 30 & 46

NORTHGATE OF NASSAU LLC
12443 SAN JOSE BLVD SUITE 504
JACKSONVILLE, FL 32223

2025

51-3N-27-0000-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

86101 WILLIAMS AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	05/15/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	991,992
TOTAL MARKET VALUE	6,418
SOH/AGL Deduction	0
ASSESSED VALUE	6,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,418
TOTAL JUST VALUE	991,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	933,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-525	MH MOVE-ON	23,350	07/01/1994
3994	ADDITION	18,660	04/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/1910	3/23/2023	QC	U	V	11	100
GRANTOR: HS LAND VENTURES LLC						
GRANTEE: NORTHGATE OF NASSAU						
2609/0297	12/15/2022	WD	Q	V	02	600,000
GRANTOR: YULEE PINES FARM LLC						
GRANTEE: HS LAND VENTURES LL						

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	005501	A	TIMBER 2 P S	0		OR			11.48	AC		1.00	1.00	1.00	515.00	515.00	5,912							
2	005901	A	HARDWOOD SI	0		OR			2.25	AC		1.00	1.00	1.00	225.00	225.00	506							
3	009910	M	MARKET VALUE	0		OR			13.73	AC		1.00	1.00	0.85	85,000.00	72,250.00	991,992							

REVIEW DATE 05/08/2025 **BY** MLU Total Acres: 13.73 Total Land Value: 6,418 Market: 991,992 Agricultural: 6,418 Common: 0 **PRINTED** 07/30/2025 BY SYS