IN OR 2755/826
ESMT OR 522/1187

NASSAU MANAGEMENT LLC
37387 HENRY SMITH ROAD
HILLIARD, FL 32046

2025

51-3N-27-0000-0030-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

86138 BRANNAN WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,000
TOTAL LAND VALUE - MARKET	315,562
TOTAL MARKET VALUE	339,562
SOH/AGL Deduction	0
ASSESSED VALUE	339,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,562
TOTAL JUST VALUE	339,562
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,411

CC SLAB @ 86137 BRANNAN WAY = NV
@ 86135 BRANNAN WAY __ HAD BEEN 1982 SW/MH __ R33

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009082	DEMO OF 2004 SFR	10,000	08/02/2024
22006394	DEMOLITION	23,150	04/22/2022
B0412656	NEW CONSTR	136,304	04/01/2004
P047864	NEW CONSTR	0	04/01/2004
R046051	REPAIR/RRF	1,800	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/826	12/06/2024	WD	Q	I	01	350,000
GRANTOR: FIN HOMES LLC						
GRANTEE: NASSAU MANAGEMENT L						
2472/0355	6/10/2021	CT	U	I	18	241,500
GRANTOR: CLERK OF COURTS						
GRANTEE: FIN HOMES 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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2004		100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2004		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	000100	C	RES	0		OR	0.00	0.00	3.00	AC		1.00	1.00	0.75	85,000.00	63,750.00	191,250							
2	000100	C	RES	0		OR	0.00	0.00	5.85	AC		1.00	1.00	0.25	85,000.00	21,250.00	124,312							

REVIEW DATE 06/03/2024 BY KW Total Acres: 8.85 Total Land Value: 315,562 Market: 0 Agricultural: 0 Common: 315,562 PRINTED 07/30/2025 BY SYS