PT E WATERMAN MILL GRANT
SEC 50-3N-27E & PT OF JOHN
WINGATE GRANT SEC 53-3N-27E IN

JGB IRREVOCABLE TRUST/MACEWAN AMY B TRUSTEE
4079 SW NORMANDY DR
LEES SUMMIT, MO 64082

2025

53-3N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

GOODBREAD RD, YULEE

BLD DATE		
XF DATE	10/11/2018	KK
INC DATE		
LGL DATE		
LAND DATE	10/21/2024	KBA
AG DATE	10/21/2024	KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,888
TOTAL LAND VALUE - MARKET	276,500
TOTAL MARKET VALUE	21,892
SOH/AGL Deduction	4,619
ASSESSED VALUE	17,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,273
TOTAL JUST VALUE	287,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,417

AMELIA SHOTGUN SPORTS & GTF PAINTBALL ON SITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24174	ADDITION	2,000	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1175	8/01/2019	QC	U	I	11	100
GRANTOR: BOWMAN JOYCE GOODBREA						
GRANTEE: JGB IRREVOCABLE TRU						
1629/1511	6/19/2009	QC	U	I	30	100
GRANTOR: BOWMAN JOYCE GOODBREA						
GRANTEE: BOWMAN JOYCE GOODBR						

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
1	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	2000	2000	3	20	768	
2	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
3	0680	POLE SHED	0	0	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	27	346	
4	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1970	1970	3	20	2,016	
5	0510	GARAGE WD-	0	0	24	14	336.00	SF	35.00	35.00	100	1970	1970	3	20	2,352	
6	0680	POLE SHED	0	0	15	9	135.00	SF	10.00	10.00	100	1970	1970	3	20	270	
7	0510	GARAGE WD-	0	0	24	14	336.00	SF	35.00	35.00	100	1970	1970	3	20	2,352	
8	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1970	1970	3	100	1,000	
9	0474	VF 4 RAIL	0	0	0	0	117.00	LF	6.94	6.94	100	2008	2008	3	72	584	

LAND DESCRIPTION

TOTAL OB/XF 10,888

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	25.65	AC		1.00	1.00	1.00	390.00	390.00	10,004							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	27.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	276,500							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 27.65 Total Land Value: 11,004 Market: 276,500 Agricultural: 11,004 Common: 0 PRINTED 07/30/2025 BY SYS