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

BAXTER KARIN H & ROBERT L JR
831 RIO LINDO DRIVE
JACKSONVILLE, FL 32207

2025

53-3N-27-0000-0003-0000

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

86164 JOHN GOODBREAD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/21/2024 KB
INC DATE		AG DATE	10/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	166,500
TOTAL MARKET VALUE	4,599
SOH/AGL Deduction	0
ASSESSED VALUE	4,599
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,599
TOTAL JUST VALUE	166,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24370	ADDITION	800	02/01/2011
B24286	REMODEL	12,800	01/01/2011
M15885	H/AC	0	01/01/2011
R12519	REPAIR/RRF	400	01/01/2011
B21204	XFOB	2,400	03/01/2008
M13429	MECH OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1733/1937	4/07/2011	WD	U	V	30	100
GRANTOR: GOODBREAD ROBERT LEE						
GRANTEE: BAXTER KARIN H & RO						
0992/1079	6/18/2001	WD	Q	I	01	100
GRANTOR: GOODBREAD EDWARD L						
GRANTEE: GOODBREAD EDWARD L						

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	005600	A	TIMBER 3 N S	0	0005	OR	0.00	0.00	9.10	AC		1.00	1.00	1.00	390.00	390.00	3,549							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	525.00	525.00	1,050							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.10	AC		1.00	1.00	1.00	15,000.00	15,000.00	166,500							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 11.10 Total Land Value: 4,599 Market: 166,500 Agricultural: 4,599 Common: 0 PRINTED 07/30/2025 BY SYS