E1/2 OF GOVT LOT 2 S OF SAR
R/W IN DB 255/54 & 262/32
PT OF OR 373 PG 708 (EX 7-1)

MCKENDREE BERNICE N TRUST/JONES AUGUSTUS W TRUSTEE
PO BOX 163
YULEE, FL 32041-0163

2026

01-2N-26-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 DC
INC DATE		AG DATE	03/05/2024 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	2,731,250
TOTAL MARKET VALUE	2,477
SOH/AGL Deduction	0
ASSESSED VALUE	2,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,477
TOTAL JUST VALUE	2,731,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,911,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1770/0376	12/14/2011	QC	U	I	11	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						
1761/0893	9/28/2011	WD	U	V	30	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						

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	0004	CHT	0.00	0.00	6.27	AC		1.00	1.00	1.00	395.00	395.00	2,477							
2	009910	M	MARKET VALUE	0	0004	CHT	0.00	0.00	273,125.00	SF		1.00	1.00	1.00	10.00	10.00	2,731,250							

REVIEW DATE 03/05/2024 BY DC Total Acres: 6.27 Total Land Value: 2,477 Market: 2,731,250 Agricultural: 2,477 Common: 0 PRINTED 07/09/2026 BY SYS