PARCEL 3
IN OR 2845/1048

FIRST FLORIDA CLUB LLC
510 AIA NORTH
PONTE VEDRA BEACH, FL 32082

2026

01-3N-26-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	04
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

HANCE PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 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	56,760
TOTAL LAND VALUE - MARKET	2,622,065
TOTAL MARKET VALUE	2,678,825
SOH/AGL Deduction	502,370
ASSESSED VALUE	2,176,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,176,455
TOTAL JUST VALUE	2,678,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	901,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/1048	1/30/2026	WD	Q	I	05	6,000,000
GRANTOR: HORNE ELWIN G & ANN C						
GRANTEE: FIRST FLORIDA CLUB						
1641/1573	9/23/2009	QC	U	I	30	100
GRANTOR: HORNE ANN C TRUSTEE						
GRANTEE: HORNE ELWIN G & ANN						

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
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
5	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2004	2004	3	20	1,728	
7	0300	BOAT DCK W	0	0	0	0	1,442.00	SF	40.00	40.00	100	2004	2004	3	30	17,304	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
9	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
11	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2004	2004	3	20	1,728	
12	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
13	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	
14	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 56,760

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	009900	C	ACREAGE NON-	0		OR			99.16	AC		1.00	1.00	1.00	8,500.00	8,500.00	842,860							
2	009530	C	POND	0		OR			23.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	57,500							
3	001000	C	COMMERCIAL	0		CHT			1,138,220.00	SF		1.00	1.00	0.50	3.00	1.50	1,707,330							
4	009530	C	POND	0		CHT			5.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	14,375							

REVIEW DATE 04/17/2026 BY TWA Total Acres: 154.04 Total Land Value: 2,622,065 Market: 0 Agricultural: 0 Common: 2,622,065 PRINTED 07/09/2026 BY SYS