PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2026

03-1S-24-021W-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

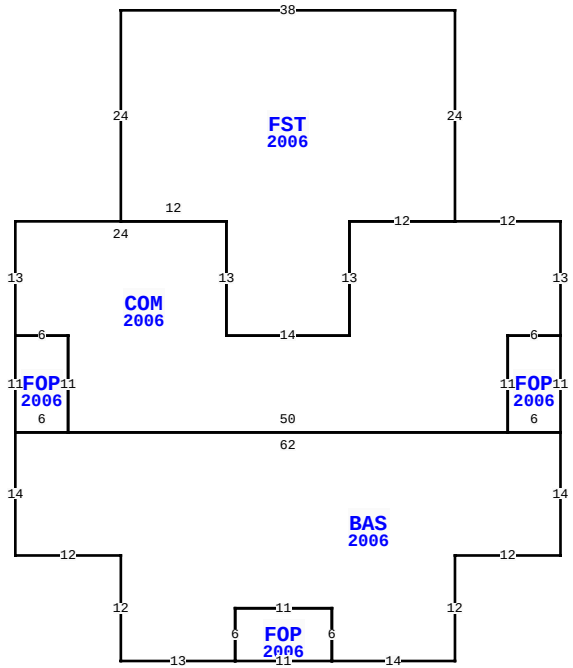
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	06	VINYL ASB 60
Interior Floo	03	CONC FINSH 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,258	100	2006	1,258	32,701
COM	1,174	30	2006	352	9,150
FOP	66	30	2006	20	520
FOP	66	30	2006	20	520
FOP	66	30	2006	20	520
FST	1,094	50	2006	547	14,219
TOTALS	3,724			2,217	57,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8802	04	2,217	99.9495	50.97	113,000	2006	2006	0	0	0	49.00	51.00

1 SERV STABL 0% - 0 Heated Area: 1258 HX Base Yr



32241 FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	10/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	623,973
TOTAL MARKET OB/XF VALUE	84,011
TOTAL LAND VALUE - MARKET	3,143,640
TOTAL MARKET VALUE	860,958
SOH/AGL Deduction	0
ASSESSED VALUE	860,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	860,958
TOTAL JUST VALUE	3,851,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,074,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19317	ELEC OTHER	0	05/01/2007
E18442	ELEC OTHER	0	12/01/2006
B16694	NEW CONSTR	103,138	09/20/2006
B16695	NEW CONSTR	103,138	09/20/2006
E17096	ELEC OTHER	4,000	04/01/2006
M11261	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

COM=[YR=2006] W12 FST=[YR=2006] N24 W38 S24 E12 S13 E14 N13 E12 $ W12 S13 W14 N13 W24 S13 FOP=[YR=2006] S11 BAS=[YR=2006] S14 E12 S12 E13 FOP=[YR=2006] E11 N6 W11 S6 $ N6 E11 S6 E14 N12 E12 N14 FOP=[YR=2006] N11 W6 S11 E6 $ W62 $ E6 N11 W6 $ E6 S11 E50 N11 E6 N13$.

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	0201	BARN WD 10	0	0	60	37	2,220.00	SF	17.00	17.00	100	2004	2004	3	30	11,322	
2	0201	BARN WD 10	0	0	60	37	2,220.00	SF	17.00	17.00	100	2004	2004	3	30	11,322	
4	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2006	2006	3	22	264	
6	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2006	2006	3	22	264	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
10	0400	CONC CURB	0	0	0	0	2,506.00	LF	15.00	15.00	100	2006	2006	3	88	33,079	
21	0681	POLE SHED	0	0	30	20	600.00	SF	30.00	30.00	100	2007	2007	3	40	7,200	
22	0681	POLE SHED	0	0	30	20	600.00	SF	30.00	30.00	100	2007	2007	3	40	7,200	
23	0681	POLE SHED	0	0	30	20	600.00	SF	30.00	30.00	100	2007	2007	3	40	7,200	

LAND DESCRIPTION

TOTAL OB/XF 84,011

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							
2	005010	A	SERVICE ACRE	0	0006	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	500.00	500.00	5,000							
3	006000	A	PASTURE - HA	0	0006	OR	0.00	0.00	137.25	AC		1.00	1.00	1.00	370.00	370.00	50,782							
4	005600	A	TIMBER 3 N S	0	0006	OR	0.00	0.00	190.31	AC		1.00	1.00	1.00	395.00	395.00	75,172							
5	005970	A	AGRICULTURAL	0	0006	OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	70.00	70.00	90							
6	005902	A	HARDWOOD SI	0	0006	OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	170.00	170.00	4,930							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 369.84 Total Land Value: 152,974 Market: 3,126,640 Agricultural: 135,974 Common: 17,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2026

03-1S-24-021W-0030-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

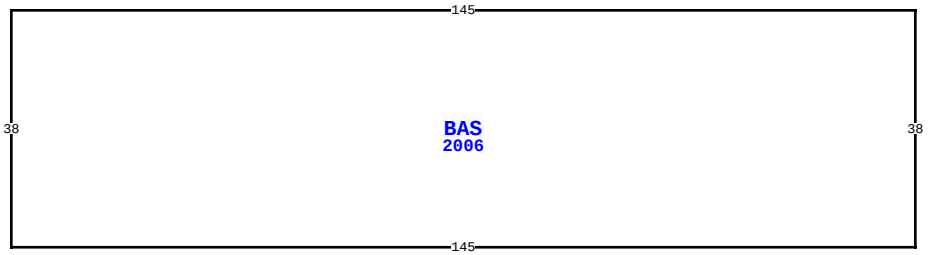
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,510	100	2006	5,510	67,808
TOTALS	5,510			5,510	67,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	5,510	51.3332	24.13	132,956	2006	2006	0	0	0	49.00	51.00

2 STABLES EX 0% - 0 Heated Area: 5510 HX Base Yr



32241 FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	10/10/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 6 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	623,973
TOTAL MARKET OB/XF VALUE	84,011
TOTAL LAND VALUE - MARKET	3,143,640
TOTAL MARKET VALUE	860,958
SOH/AGL Deduction	0
ASSESSED VALUE	860,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	860,958
TOTAL JUST VALUE	3,851,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,074,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11262	MECH OTHER	0	03/01/2006
E16812	ELEC OTHER	2,000	02/01/2006
E16814	ELEC OTHER	2,000	02/01/2006
P10793	OTHER	0	02/01/2006
P10794	OTHER	0	02/01/2006
R08829	REPAIR/RRF	2,800	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W145S38E145N38$.

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
7	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	367.84	AC		1.00	1.00	1.00	8,500.00	8,500.00	3,126,640							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 369.84 Total Land Value: 152,974 Market: 3,126,640 Agricultural: 135,974 Common: 17,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2026

03-1S-24-021W-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

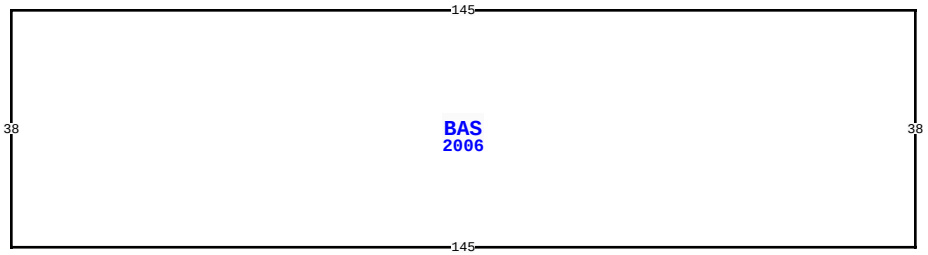
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,510	100	2006	5,510	67,808
TOTALS	5,510			5,510	67,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	5,510	51.3332	24.13	132,956	2006	2006	0	0	0	49.00	51.00

3 STABLES EX 0% - 0 Heated Area: 5510 HX Base Yr



32241 FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	10/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	623,973
TOTAL MARKET OB/XF VALUE	84,011
TOTAL LAND VALUE - MARKET	3,143,640
TOTAL MARKET VALUE	860,958
SOH/AGL Deduction	0
ASSESSED VALUE	860,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	860,958
TOTAL JUST VALUE	3,851,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,074,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09566	OTHER	0	04/01/2005
M09642	OTHER	0	04/01/2005
M09643	OTHER	10,000	04/01/2005
E14520	ELEC OTHER	4,000	03/01/2005
P09044	OTHER	26,370	02/01/2005
R07283	REPAIR/RRF	2,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W145S38E145N38$.

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

REVIEW DATE 02/14/2024 BY KBA Total Acres: 369.84 Total Land Value: 152,974 Market: 3,126,640 Agricultural: 135,974 Common: 17,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2026

03-1S-24-021W-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

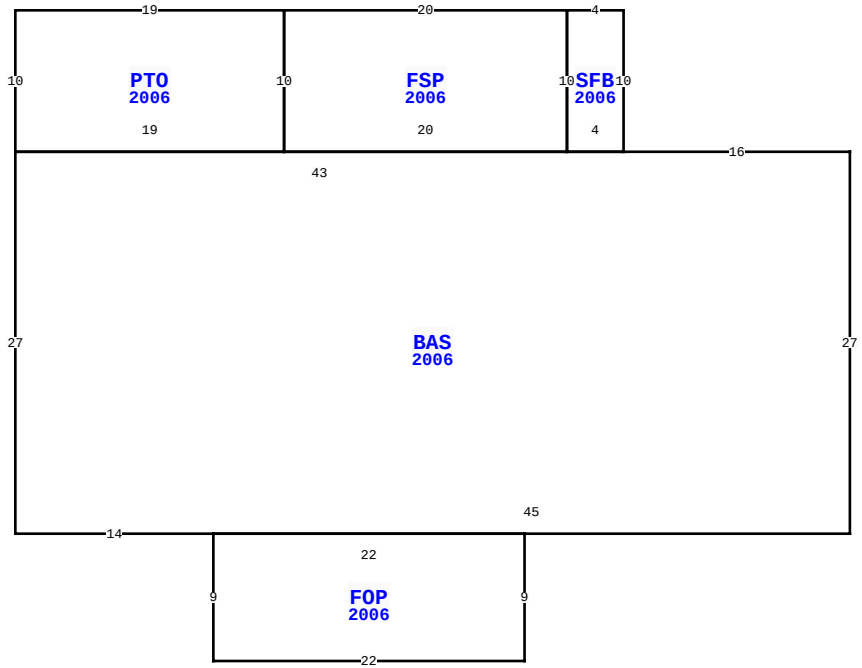
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	2006	1,593	156,339
FOP	198	30	2006	59	5,791
FSP	200	40	2006	80	7,851
PTO	190	5	2006	10	982
SFB	40	80	2006	32	3,140
TOTALS	2,221			1,774	174,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	109.0000	114.45	203,034	2006	2006	0	0	0	14.25	85.75

4 SINGLE FAM 0% - 0 Heated Area: 1625 HX Base Yr



32241 FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	10/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	623,973
TOTAL MARKET OB/XF VALUE	84,011
TOTAL LAND VALUE - MARKET	3,143,640
TOTAL MARKET VALUE	860,958
SOH/AGL Deduction	0
ASSESSED VALUE	860,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	860,958
TOTAL JUST VALUE	3,851,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,074,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14653	ADDITION	183,075	02/01/2005
B0514317	ADDITION	26,370	02/01/2005
B051442	FOUNDATION	50,000	02/01/2005
R0507063	REPAIR/RRF	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16SFB=[YR=2006] N10W4 FSP=[YR=2006]
W20PTO=[YR=2006] W19S10E19 N10$S10E20N10$S10E4$W43S27E14
FOP=[YR=2006] S9E22N9W22$E45N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 369.84 Total Land Value: 152,974 Market: 3,126,640 Agricultural: 135,974 Common: 17,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2026

03-1S-24-021W-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

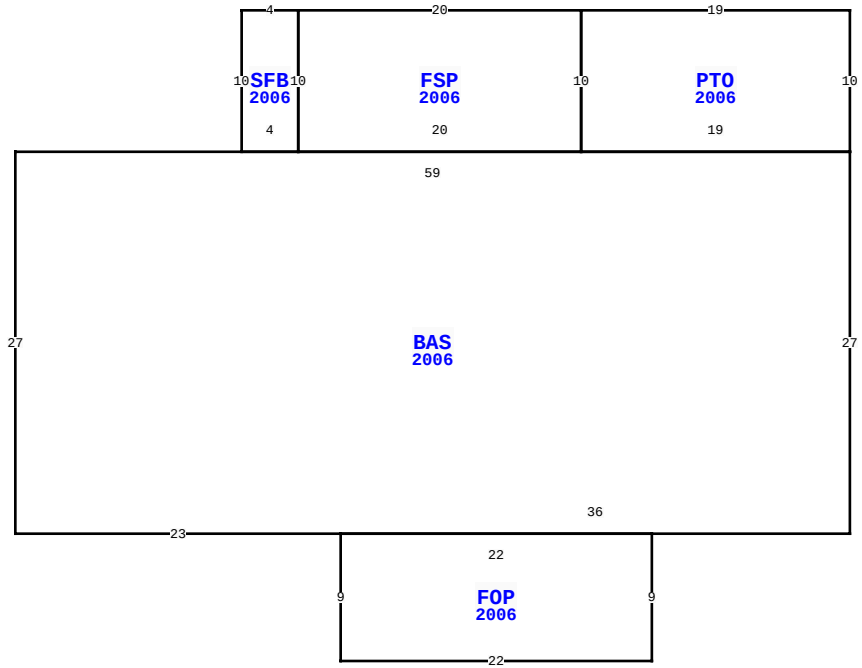
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	2006	1,593	156,339
FOP	198	30	2006	59	5,791
FSP	200	40	2006	80	7,851
PTO	190	5	2006	10	982
SFB	40	80	2006	32	3,140
TOTALS	2,221			1,774	174,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	109.0000	114.45	203,034	2006	2006	0	0	0	14.25	85.75

5 SINGLE FAM 0% - 0 Heated Area: 1625 HX Base Yr



32241 FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	10/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	623,973
TOTAL MARKET OB/XF VALUE	84,011
TOTAL LAND VALUE - MARKET	3,143,640
TOTAL MARKET VALUE	860,958
SOH/AGL Deduction	0
ASSESSED VALUE	860,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	860,958
TOTAL JUST VALUE	3,851,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,074,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W19FSP=[YR=2006] W20SFB=[YR=2006]
W4S10E4N10$S10E20N10$S10E19 BAS=[YR=2006]
W59S27E23FOP=[YR=2006] S9E22 N9W22$E36N27$N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 369.84 Total Land Value: 152,974 Market: 3,126,640 Agricultural: 135,974 Common: 17,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2026

03-1S-24-021W-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

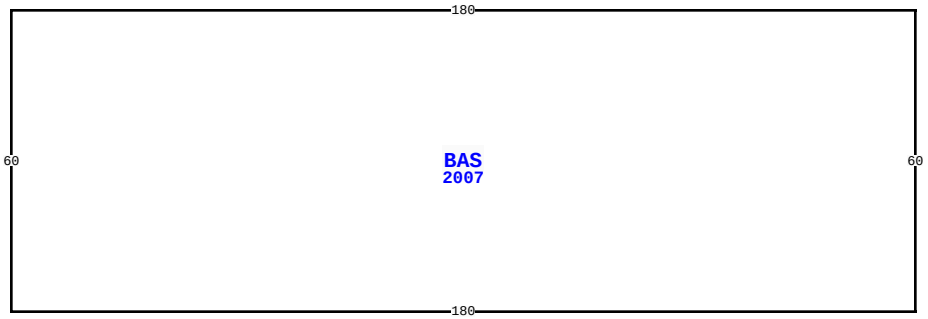
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	29	NONE 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,800	100	2007	10,800	82,523
TOTALS	10,800			10,800	82,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	10,800	52.3908	14.15	152,820	2007	2007	0	0	0	46.00	54.00

6 BARNS 0% - 0 Heated Area: 10800 HX Base Yr



32241 FLORIDA HORSE RANCH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	10/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	623,973
TOTAL MARKET OB/XF VALUE	84,011
TOTAL LAND VALUE - MARKET	3,143,640
TOTAL MARKET VALUE	860,958
SOH/AGL Deduction	0
ASSESSED VALUE	860,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	860,958
TOTAL JUST VALUE	3,851,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,074,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W180S60E180N60$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 369.84 Total Land Value: 152,974 Market: 3,126,640 Agricultural: 135,974 Common: 17,000 PRINTED 07/09/2026 BY SYS