PT NW1/4 OF SEC 8-2N-27E
IN OR 2022/1466 (EX OR 2762/1505

COOK FAMILY VANZANT LLC
4839 ORTEGA BLVD
JACKSONVILLE, FL 32210

2026

08-2N-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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,596,360
TOTAL MARKET VALUE	16,690
SOH/AGL Deduction	0
ASSESSED VALUE	16,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,690
TOTAL JUST VALUE	9,596,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,596,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2022/1466	12/03/2015	SW	U	I	11	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COOK FAMILY VANZANT						
1782/1839	3/06/2012	WD	U	I	11	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: 1995 COOK LIMITED P						

WILLIAM BURGESS BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/08/2023 DC
INC DATE		AG DATE	04/14/2025 KBA

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		T-4	0.00	0.00	40.44	AC		1.00	1.00	1.00	395.00	395.00	15,974							
2	005901	A	HARDWOOD SI	0		T-4	0.00	0.00	3.58	AC		1.00	1.00	1.00	200.00	200.00	716							
3	009910	M	MARKET VALUE	0		T-4	0.00	0.00	44.02	AC		1.00	1.00	1.00	218,000.00	218,000.00	9,596,360							

REVIEW DATE 03/28/2025 BY KWA Total Acres: 44.02 Total Land Value: 16,690 Market: 9,596,360 Agricultural: 16,690 Common: 0 PRINTED 07/09/2026 BY SYS