PT OR 1699/782
EX R/W OR 634/179 & OR 634/467
EX 4-11 4-14 & 4-17

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

2026

08-4N-24-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

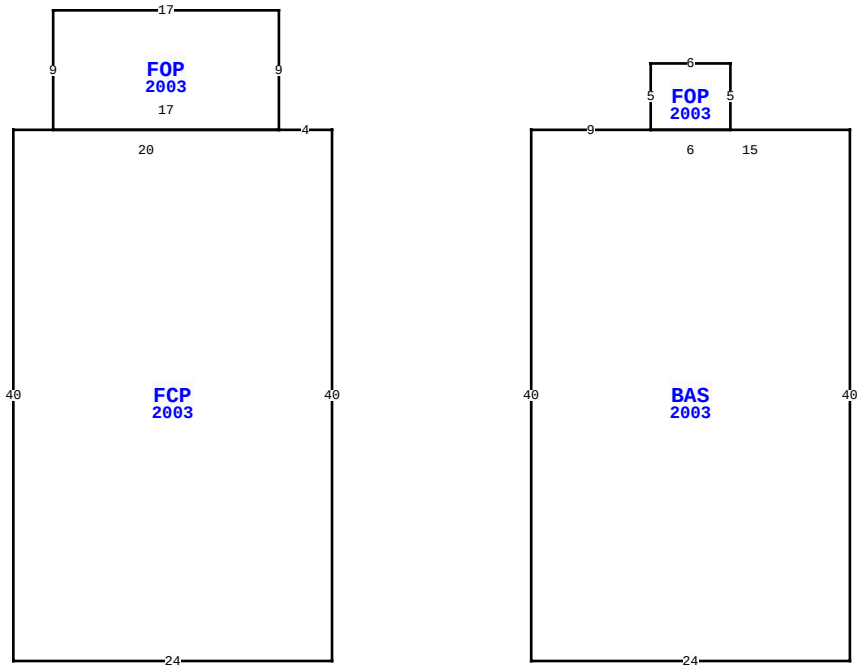
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2003	960	99,414
FCP	960	25	2003	240	24,853
FOP	30	30	2003	9	932
FOP	153	30	2003	46	4,763
TOTALS	2,103			1,255	129,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,255	113.3600	119.03	149,383	1998	1998	0	0	0	13.00	87.00

3 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



274329 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	129,963
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	420,940
TOTAL MARKET VALUE	172,528
SOH/AGL Deduction	0
ASSESSED VALUE	172,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,528
TOTAL JUST VALUE	556,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7560	NEW CONSTR	54,300	10/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1699/0782	9/14/2010	WD	U	I	38	1,550,000
GRANTOR: OAK PLANTATION LLC						
GRANTEE: 27 INVESTMENTS III						
1544/0607	1/03/2008	WD	U	I	21	2,694,500
GRANTOR: COASTAL LAND PARTNERS						
GRANTEE: OAK PLANTATION LLC						

BUILDING NOTES

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

BUILDING DIMENSIONS

FCP=[YR=2003] W4 FOP=[YR=2003] N9 W17 S9 E17 $ W20 S40 E24 N40 $ PTR= E15 BAS=[YR=2003] E9 FOP=[YR=2003] N5 E6 S5 W6 $ E15 S40 W24 N40 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	13,000.00	13,000.00	26,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	395.00	395.00	6,320							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.38	AC		1.00	1.00	1.00	170.00	170.00	915							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	30.38	AC		1.00	1.00	1.00	13,000.00	13,000.00	394,940							

REVIEW DATE 01/01/2023 BY CD Total Acres: 32.38 Total Land Value: 36,565 Market: 394,940 Agricultural: 10,565 Common: 26,000 PRINTED 07/09/2026 BY SYS