LOTS 51,62 & PT OF LOTS
45,52 & 61 BEING ONLY PT LYING
SE OF ST RD 200

RED SHIRT FARMS LLC
960194 GATEWAY BOULEVARD, #103
FERNANDINA BEACH, FL 32034

2026

11-1N-24-2180-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

US HWY 301 HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/28/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	425,260
TOTAL MARKET VALUE	11,116
SOH/AGL Deduction	0
ASSESSED VALUE	11,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,116
TOTAL JUST VALUE	425,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1140/0269	5/07/2003	WD	U	V	07	100
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: RED SHIRT FARMS LLC						
1083/0375	8/23/2002	WD	U	V	07	100
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: RED SHIRT FARMS LLC						

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	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	16.27	AC		1.00	1.00	1.00	330.00	330.00	5,369							
2	005501	A	TIMBER 2 P S	0		OR			4.03	AC		1.00	1.00	1.00	515.00	515.00	2,075							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	18.36	AC		1.00	1.00	1.00	200.00	200.00	3,672							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	38.66	AC		1.00	1.00	1.00	11,000.00	11,000.00	425,260							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 38.66 Total Land Value: 11,116 Market: 425,260 Agricultural: 11,116 Common: 0 PRINTED 07/09/2026 BY SYS