PT GOVT LOT 6 OF SEC 12-3N-25E
IN OR 1846/814 (EX PT IN
OR 2083/394) &

MASON GEORGE I & SYDELL
153024 CR 108
YULEE, FL 32097

2026

12-3N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

AMOS WHITE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	10/22/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	145,600
TOTAL MARKET VALUE	1,539
SOH/AGL Deduction	0
ASSESSED VALUE	1,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,539
TOTAL JUST VALUE	145,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1846/0814	3/04/2013	WD	Q	V	01	10,500
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: MASON GEORGE I & SY						
0595/1054	4/04/1990	WD	U	V	11	0
GRANTOR: MASON FREDDIE						
GRANTEE: MASON GEORGE & SYDE						

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	4.16	AC		1.00	1.00	1.00	370.00	370.00	1,539							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	145,600							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 4.16 Total Land Value: 1,539 Market: 145,600 Agricultural: 1,539 Common: 0 PRINTED 07/09/2026 BY SYS