S1/2 OF GOVT LOTS 1 & 2 & E1/2
OF SE1/4 OF SEC 15-2N-23E
IN OR 1589/1885

FERREIRA FAMILY REAL ESTATE HOLDINGS LLC
PO BOX 777
FERNANDINA BEACH, FL 32035-0777

2026

15-2N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/07/2024 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	1,317,500
TOTAL MARKET VALUE	47,123
SOH/AGL Deduction	0
ASSESSED VALUE	47,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,123
TOTAL JUST VALUE	1,317,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1589/1885	10/20/2008	WD	Q	V	01	100
GRANTOR: FERREIRA ROBERT S ETA						
GRANTEE: FERREIRA FAMILY REA						
1589/1880	10/20/2008	TD	Q	V	01	100
GRANTOR: FERREIRA ROBERT P &						
GRANTEE: FERREIRA ROBERT S E						

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	111.42	AC		1.00	1.00	1.00	330.00	330.00	36,769							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	38.38	AC		1.00	1.00	1.00	200.00	200.00	7,676							
3	005501	A	TIMBER 2 P S	0		OR			5.20	AC		1.00	1.00	1.00	515.00	515.00	2,678							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	155.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	1,317,500							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 155.00 Total Land Value: 47,123 Market: 1,317,500 Agricultural: 47,123 Common: 0 PRINTED 07/09/2026 BY SYS