PT OF E1/2 &
PT OF E1/2 OF SW1/4
IN OR 2295/1327

**BOARD OF TRUSTEES OF INTERNAL IMP TRUST FUND OF ST**
3900 COMMONWEALTH BLVD, MAIL STATION 115
TALLAHASSEE, FL 32399-3000

**2026**

**16-2N-26-0000-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8700 | STATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 2,048,500 |
| TOTAL MARKET VALUE | | 2,048,500 |
| SOH/AGL Deduction | | 1,406,958 |
| ASSESSED VALUE | | 641,542 |
| TOTAL EXEMPTION VALUE | 05 | 641,542 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,048,500 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 723,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2295/1327 | 8/02/2019 | WD | U | V | 18 | 459,000 |
| GRANTOR: STUDDARD PROPERTIES L | | | | | | |
| GRANTEE: INTERNAL IMPROVEMEN | | | | | | |
| 2162/0467 | 12/06/2017 | WD | U | V | 11 | 100 |
| GRANTOR: STUDDARD JERRY M & JO | | | | | | |
| GRANTEE: STUDDARD PROPERTIES | | | | | | |

### 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 | 008700 | C | STATE | 0 | | OR | 0.00 | 0.00 | 241.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 2,048,500 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 241.00 Total Land Value: 2,048,500 Market: 0 Agricultural: 0 Common: 2,048,500 PRINTED 07/09/2026 BY SYS