PT OF SW1/4 & NW1/4
IN OR 1543/908
ESMT IN OR 2817/248

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

23-3N-24-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,183,600
TOTAL MARKET VALUE		1,183,600
SOH/AGL Deduction		754,705
ASSESSED VALUE		428,895
TOTAL EXEMPTION VALUE	03	428,895
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,183,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000181	INSTALL NEW PLAYG	251,710	01/08/2026
B250010140	NW COM 504	940,732	09/09/2025
B250009669	NW COM 504	1,494,071	08/27/2025
B250009508	NW COM 504	272,152	08/25/2025
B250009514	NW COM 504	91,062	08/25/2025
B250009507	NW COM 504	91,062	08/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/0908	12/28/2007	WD	Q	V		1,090,000

GRANTOR: SMURFIT-STONE CONTAIN

GRANTEE: BOARD OF COUNTY COM

615 LAKESIDE LOOP, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	008600	C	COUNTY	0	0005	OR	0.00	0.00	107.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,183,600							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 107.60 Total Land Value: 1,183,600 Market: 0 Agricultural: 0 Common: 1,183,600 PRINTED 07/09/2026 BY SYS