

SE1/4 & PT W1/2
PT OR 1315/960 AS TO PAR 5
ESMT OR 1374/352

NAQCP LLC
4310 PABLO OAKS CT
JACKSONVILLE, FL 32224

2026

24-1N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	7	100
Bathrooms	8	100
Frame	01	TYP WD 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5700	TIMBERLAND 60-69

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100	2007	3,013	482,264
FOP	1,118	30	2007	335	53,621
FSP	605	40	2007	242	38,735
FUS	1,312	100	2007	1,312	210,000
UOP	176	20	2007	35	5,603

TOTALS	6,224			4,937	790,221
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0937	WELL	0	0	0	0	2.00	UT	6,000.00
2	0681	POLE SHED	0	0	47	30	1,410.00	SF	11.25
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
6	0940	SHEDS/PORT	0	0	24	20	480.00	SF	20.10
7	0681	POLE SHED	0	0	0	0	1,296.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	3.50
2	009530	C	POND	0		OR	0.00	0.00	12.40
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	140.03
4	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	156.86
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	63.93
6	005900	A	TIMBER WETLA	0		OR	0.00	0.00	71.75

REVIEW DATE	11/04/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	4,937	105.3801	174.93	863,629	2007	2007	0	0	0	8.50	91.50	
1 SFR CUST 0% - 2025 Heated Area: 4325 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	06/03/2025

L N	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
1	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	12,000	
2	0681	POLE SHED	0	0	47	30	1,410.00	SF	11.25	11.25	100	1980	1980	3	20	3,173	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
6	0940	SHEDS/PORT	0	0	24	20	480.00	SF	20.10	20.10	100	2006	2006	3	22	2,123	
7	0681	POLE SHED	0	0	0	0	1,296.00	SF	15.00	15.00	100	2008	2008	3	44	8,554	

TOTAL OB/XF										27,630							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	0	0004	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	29,750
2	009530	C	POND	0		OR	0.00	0.00	12.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	31,000
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	140.03	AC		1.00	1.00	1.00	515.00	515.00	72,115
4	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	156.86	AC		1.00	1.00	1.00	275.00	275.00	43,136
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	63.93	AC		1.00	1.00	1.00	170.00	170.00	10,868
6	005900	A	TIMBER WETLA	0		OR	0.00	0.00	71.75	AC		1.00	1.00	1.00	50.00	50.00	3,588

REVIEW DATE	11/04/2024	BY	KBA	Total Acres:	448.47	Total Land Value:	190,457	Market:	3,676,845	Agricultural:	129,707	Common:	60,750
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NASSAU COUNTY PROPERTY										PAGE 1 of 3				6
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE										1,046,109				
TOTAL MARKET OB/XF VALUE										27,630				
TOTAL LAND VALUE - MARKET										3,737,595				
TOTAL MARKET VALUE										1,264,196				
SOH/AGL Deduction										0				
ASSESSED VALUE										1,264,196				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										1,264,196				
TOTAL JUST VALUE										4,811,334				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										2,478,012				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18854	ELEC OTHER	2,000	03/01/2007
E18855	ELEC OTHER	2,000	03/01/2007
M12462	MECH OTHER	0	02/01/2007
C19313	CO ISSUED	0	01/01/2007
P12036	OTHER	0	01/01/2007
P12037	OTHER	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2715/1620	6/03/2024	SW	Q	I	05	7,300,000	
GRANTOR:QUAIL CREEK PLANTATIO							
GRANTEE:NAQCP LLC							
2674/264	9/28/2023	CT	U	I	18	100	
GRANTOR:CLERK OF COURT							
GRANTEE:QUAIL CREEK PLANTAT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2007] W67FOP=[YR=2007] W7S64E74N6 UOP=[YR=2007] E4N4E4N20W8BAS=[YR=2007] N24 W54N5W13S49E67N20S24N4W67N54 \$S5E13S5E54N10\$ PTR=[YR=2007] E15 FUS=[YR=2007] S32E8S7E5N7E41S7E5N7E8 N32W13S22W41N22W13\$W15\$.									

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[illegible]

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