LOT 3
FOREST FARMS OR 2653/1369

FORSHEE INVESTMENTS LLC
14600 DUVAL PLACE W SUITE 52
JACKSONVILLE, FL 32218

2026

28-3N-24-2023-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9017.00		

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

261121 ROWE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	63,000
SOH/AGL Deduction	16,800
ASSESSED VALUE	46,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,200
TOTAL JUST VALUE	63,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260005210			05/14/2026
B250013175	NSFR T-2564 H-200	379,762	12/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/1207	12/23/2024	WD	U	V	11	100
GRANTOR: FORSHEE CONTRACTING S						
GRANTEE: FORSHEE INVESTMENTS						
2658/207	7/26/2023	WD	Q	V	05	180,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FORSHEE CONTRACTING						

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	000100	C	RES	0	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	63,000.00	63,000.00	63,000							

REVIEW DATE 06/11/2026 BY WW Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/09/2026 BY SYS