S1/2 OF SW1/4
IN OR 1444/1593

CHJ NASSAU PROPERTIES LLC
75661 CLYDE HIGGINBOTHAM ROAD
YULEE, FL 32097

2026

32-4N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

SLEEPY HOLLOW LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	880,000
TOTAL MARKET VALUE	30,520
SOH/AGL Deduction	0
ASSESSED VALUE	30,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,520
TOTAL JUST VALUE	880,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1444/1593	9/15/2006	TD	Q	V	01	100
GRANTOR: JONES CALVIN H TRUSTE						
GRANTEE: CHJ NASSAU PROPERTI						
1149/0716	6/27/2003	WD	Q	V	06	100
GRANTOR: JONES AUGUSTUS W ETAL						
GRANTEE: JONES JEANETTE P TR						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	42.00	AC		1.00	1.00	1.00	530.00	530.00	22,260							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	395.00	395.00	3,160							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	170.00	170.00	5,100							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	880,000							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 80.00 Total Land Value: 30,520 Market: 880,000 Agricultural: 30,520 Common: 0 PRINTED 07/09/2026 BY SYS