PT GOVT LOT 1 SEC 1-2N-27E
& PT OF GOVT LOT 4 SEC 25-2N-28E
PT OF FRACL SEC 36-3N-27E & PT O

DJG 28 CHESTER LLC
11478 PINE STREET
JACKSONVILLE, FL 32258

2026

37-2N-27-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
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	7,324,311
TOTAL MARKET VALUE	7,324,311
SOH/AGL Deduction	0
ASSESSED VALUE	7,324,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,324,311
TOTAL JUST VALUE	7,324,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,324,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18361	ELEC OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2666/177	9/08/2023	SW	U	V	16	2,667,200
GRANTOR: GLD 28 CHESTER LLC						
GRANTEE: DJG 28 CHESTER LLC						
2666/174	9/08/2023	SW	U	V	16	5,332,800
GRANTOR: DPD 28 CHESTER LLC						
GRANTEE: DJG 28 CHESTER LLC						

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	001000	C	COMMERCIAL	0		IW	0.00	0.00	791,750.00	SF		1.00	1.00	0.50	18.50	9.25	7,323,688							
2	009606	C	CONSERVATION	0		IW			6.23	AC		1.00	1.00	1.00	100.00	100.00	623							

REVIEW DATE 05/01/2025 BY KB Total Acres: 24.41 Total Land Value: 7,324,311 Market: 0 Agricultural: 0 Common: 7,324,311 PRINTED 07/09/2026 BY SYS