IN OR 2863/1595
EX R/W IN OR 211/28
ESMT OR 1470/1815

JL AND OJ INVESTMENTS LLC
451688 FLORIDA 200
CALLAHAN, FL 32011

2026

38-2N-27-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

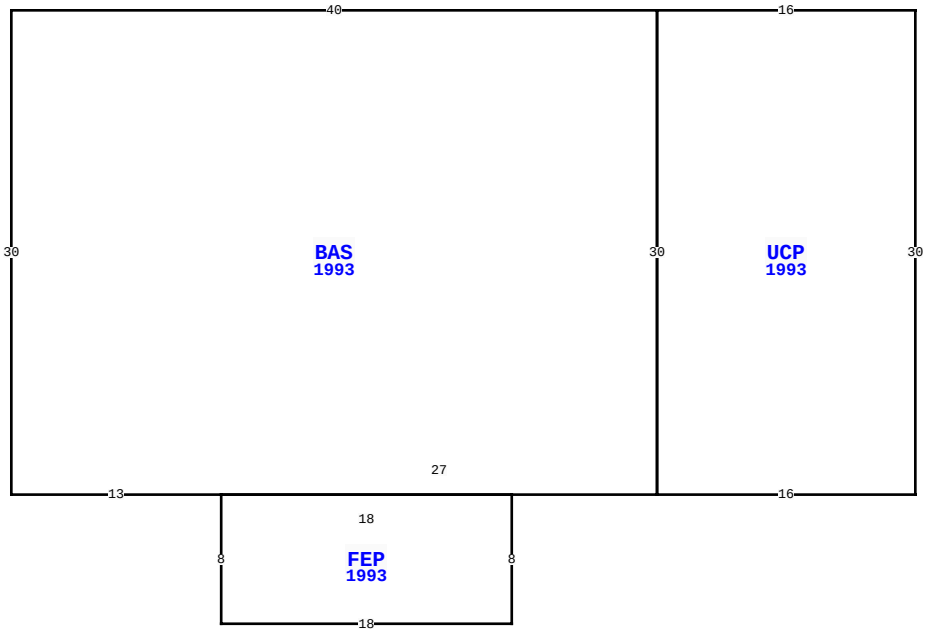
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	102,396
FEP	144	80	1993	115	9,813
UCP	480	20	1993	96	8,192
TOTALS	1,824			1,411	120,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,411	107.6400	113.02	159,471	1956	1956	0	0	0	24.50	75.50

1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr



463465 SR 200, YULEE

BLD DATE	10/03/2013	KK	LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	132,195
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	115,680
TOTAL MARKET VALUE	247,875
SOH/AGL Deduction	26,895
ASSESSED VALUE	220,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,980
TOTAL JUST VALUE	247,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6947	CHNGE SRVC	0	09/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/1595	4/27/2026	WD	Q	I	01	300,000
GRANTOR: FOGG EVA SHERI						
GRANTEE: JL AND OJ INVESTMEN						
2858/1517	4/05/2026	FJ	U	I	11	0
GRANTOR: LIGHTSEY MARY EST						
GRANTEE: FOGG EVA SHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 E13 FEP=[YR=1993] S8 E18 N8 W18$ E27
UCP=[YR=1993] E16 N30 W16 S30$ N30$.

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	0004	OR	107.00	145.00	15,424.00	SF		1.00	1.00	0.50	15.00	7.50	115,680							

REVIEW DATE 05/18/2026 BY KWA Total Acres: 0.00 Total Land Value: 115,680 Market: 0 Agricultural: 0 Common: 115,680 PRINTED 07/09/2026 BY SYS

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ESMT OR 1470/1815

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2026

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BUILDING CHARACTERISTICS

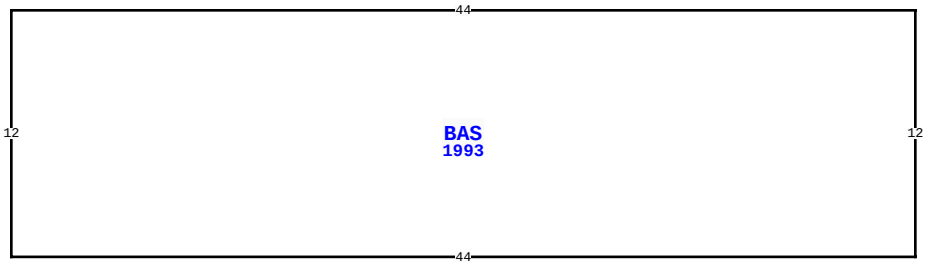
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	1993	528	11,795
TOTALS	528			528	11,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	528	87.6000	74.46	39,315	1968	1968	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 528 HX Base Yr



463465 SR 200, YULEE

BLD DATE	10/03/2013	KK	LGL DATE
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NASSAU COUNTY PROPERTY

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PREVIOUS YEAR MKT VALUE	200,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: FOGG EVA SHERI						
GRANTEE: JL AND OJ INVESTMEN						
2858/1517	4/05/2026	FJ	U	I	11	0
GRANTOR: LIGHTSEY MARY EST						
GRANTEE: FOGG EVA SHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S12 E44 N12 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/18/2026 BY KWA Total Acres: 0.00 Total Land Value: 115,680 Market: 0 Agricultural: 0 Common: 115,680 PRINTED 07/09/2026 BY SYS