PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

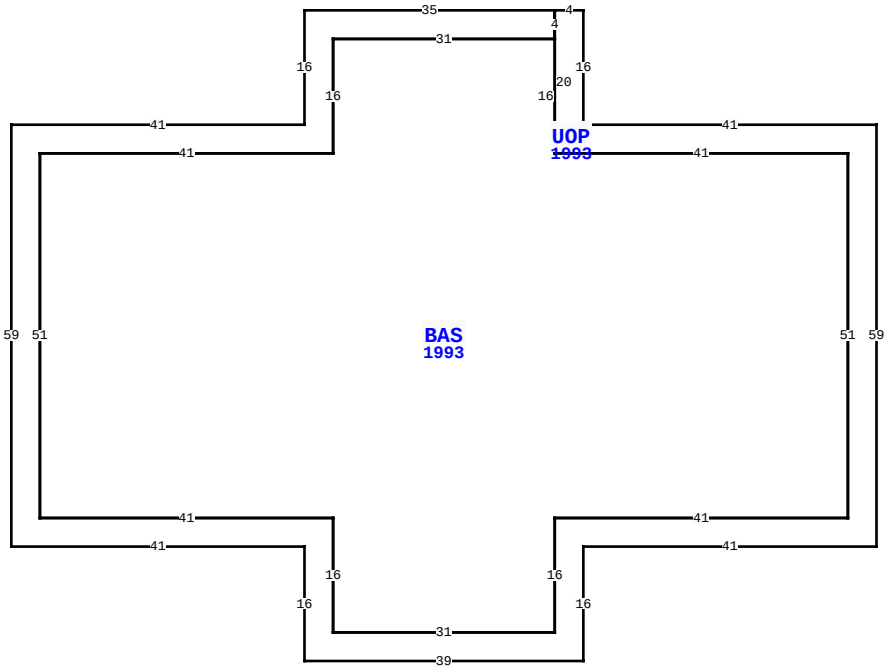
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	06	CUST PANEL 30
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Frame	02	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	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,755	100	1993	6,755	846,077
UOP	1,632	20	1993	326	40,832
TOTALS	8,387			7,081	886,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	01	7,081	87.1000	144.80	1,025,329	1988	1998	0	0	0	13.50	86.50

1 CHURCH 0% - 0 Heated Area: 6755 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

FLORIDA SHERIFFS YOUTH RANCH 'CAMP SORENSON"

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010661	CO	257,622	09/22/2025
B250002695	NEW ADMINISTRATIO	257,622	03/14/2025
CO240005970	CO'D FOR 2023 DW/	0	05/17/2024
MH240001923	2023 DW/MH (28X56	0	02/16/2024
22017566	OPEN AIR CHAPEL (	634,032	11/29/2022
21015916	POOL/BATH HOUSE @	164,752	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S16 W41 S51 E41 S16 E31 N16 E41 N51 W41 N16 $ UOP=[YR=1993] N4 W35 S16 W41 S59 E41 S16 E39N16 E41 N59 W41 N16 W4 S20 E41 S51 W41 S16 W31 N16 W41 N51 E41 N16 E31 $.

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
1	0500	FP-PRE FAB	3	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0865	POOL SF	3	0	0	0	510.00	SF	80.00	80.00	100	1981	1981		65	26,520	
3	0812	CONCRETE C	0	0	0	0	14,861.00	SF	4.00	4.00	100	1988	1988	3	49.5	29,425	
4	0911	SCRN RM A	3	0	0	0	2,464.00	SF	18.00	18.00	100	1981	1981	3	20	8,870	
5	0990	TENNIS CRT	0	0	115	14	1.00	UT	7,500.00	7,500.00	95	1981	1981	3	95	7,125	
6	0845	KOOL DECK	3	0	0	0	1,408.00	SF	7.25	7.25	100	1981	1981	3	30	3,062	
7	0510	GARAGE WD-	0	0	12	20	240.00	SF	28.00	28.00	100	1988	1988	3	20	1,344	
8	0803	ASPHALT C	0	0	0	0	64,753.00	SF	2.00	2.00	100	1988	1988	3	50	64,753	
9	0424	CL FNC 6'	0	0	0	0	464.00	LF	20.00	20.00	100	1988	1988	3	23	2,134	
10	0425	CL FNC 8'	0	0	0	0	72.00	LF	10.65	10.65	100	1988	1988	3	23	176	

TOTAL OB/XF 144,879

LAND DESCRIPTION

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	007070	C	MISC INSTITA	0		OR	0.00	0.00	129.26	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,421,860							

REVIEW DATE 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	02	CONVECTION 100
Fixtures		18 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

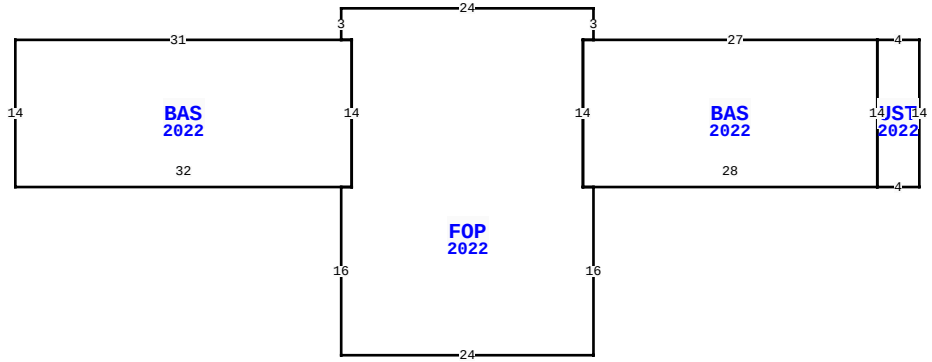
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100	2022	392	54,028
BAS	448	100	2022	448	61,746
FOP	764	30	2022	229	31,563
UST	56	40	2022	22	3,032
TOTALS	1,660			1,091	150,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	1,091	79.3800	142.09	155,020	2022	2022	0	0	0	3.00	97.00

2 RSTRM BLDG 0% - 0 Heated Area: 840 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008636	SWIM POOL @ 1010	271,300	07/01/2021
M951160	H/AC	0	06/01/1995
B941536	NEW CONSTR	650,000	12/01/1994
6758	CHNGE SRVC	5,000	06/18/1990
03431	H/AC	90	06/15/1990
2906	NEW CONSTR	6,000	02/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2022] W4 BAS=[YR=2022] W27 FOP=[YR=2022] N3 W24 S3 BAS=[YR=2022] W31 S14 E32 N14 W1$ E1 S14 W1 S16 E24 N16 W1 N14 E1$ W1 S14 E28 N14$ S14 E4 N14$.

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
11	0426	CL FNC 12'	0	0	0	0	228.00	LF	15.60	15.60	100	1988	1988	3	23	818	
12	0812	CONCRETE C	0	0	0	0	2,103.00	SF	4.00	4.00	100	1995	1995	3	66	5,552	
13	0972	ST LGHT UN	1	0	0	0	4.00	UT	2,530.00	2,530.00	100	1995	1995	3	32	3,238	
14	0820	WOOD WALK	0	0	5	256	1,280.00	SF	11.75	11.75	100	1988	1988	3	40	6,016	
15	0803	ASPHALT C	0	0	0	0	8,300.00	SF	2.00	2.00	100	1988	1988	3	50	8,300	
16	0525	GAZEBO	11	0	0	0	1.00	UT	49,500.00	49,500.00	100	2000	2000	3	26	12,870	
17	0865	POOL SF	2	0	0	0	3,598.00	SF	80.00	80.00	100	2022	2022		95	273,448	
18	0855	CONC PAVER	2	0	0	0	4,936.00	SF	10.00	10.00	100	2022	2022	3	99	48,866	
19	0850	PEBBLE WLK	0	0	0	0	1,515.00	SF	3.50	3.50	100	2022	2022	3	99	5,249	
20	0462	ST/AL FNC	0	0	240	6	1,440.00	SF	10.00	10.00	100	2022	2022	3	93	13,392	

TOTAL OB/XF 377,749

LAND DESCRIPTION

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

REVIEW DATE 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

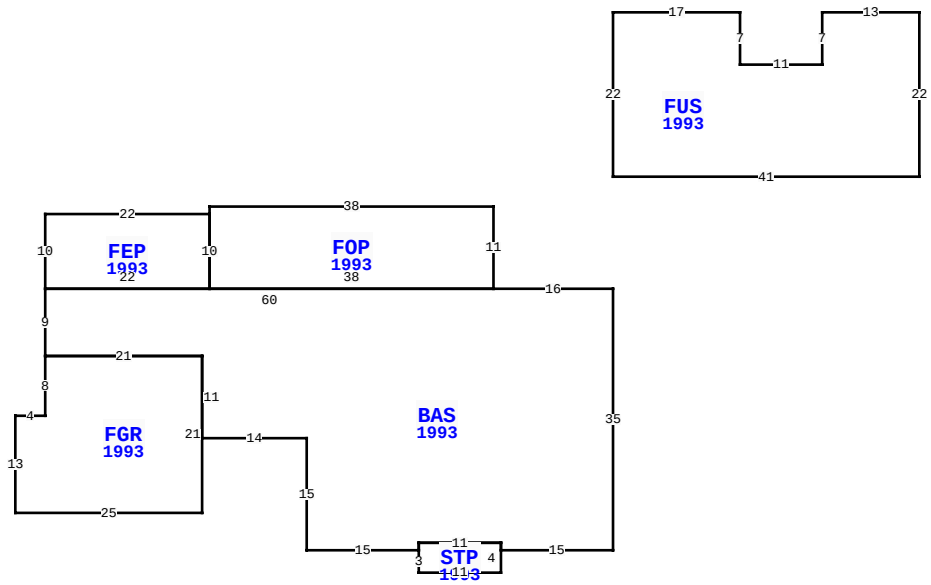
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100	1993	1,893	179,325
FEP	220	80	1993	176	16,673
FGR	493	55	1993	271	25,672
FOP	418	30	1993	125	11,841
FUS	825	100	1993	825	78,153
STP	44	10	1993	4	379
TOTALS	3,893			3,294	312,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,294	93.2328	129.59	426,869	1972	1987	0	0	0	26.90	73.10

3 SNGL FAM 0% - 0 Heated Area: 2718 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4782	NEW CONSTR	10,000	02/02/1988
4630	NEW CONSTR	240,000	01/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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
21	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2022	2022	3	96	1,440	
22	0812	CONCRETE C	0	0	0	0	12,602.00	SF	4.00	4.00	100	2022	2022	3	99	49,904	
23	0300	BOAT DCK W	0	0	0	0	1,100.00	SF	40.00	40.00	100	2025	2022		93	40,920	
24	0310	AL GANG WY	0	0	0	0	12.00	LF	115.00	115.00	100	2025	2022		90	1,242	
25	0303	FLT DOCK W	0	0	0	0	250.00	SF	26.00	26.00	100	2025	2022		93	6,045	

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N11 W38 S1 FEP=[YR=1993] W22 S10 E22 N10 $ S10 E38 $ W60 S9 FGR=[YR=1993] S8 W4 S13 E25 N21 W21 $ E21 S11 E14 S15 E15 STP=[YR=1993] S3 E11 N4 W11 S1 $ N1 E11 S1 E15 N35 $ PTR=N15 FUS=[YR=1993] N22 E17 S7E11 N7 E13 S22 W41$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 99,551

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

REVIEW DATE 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

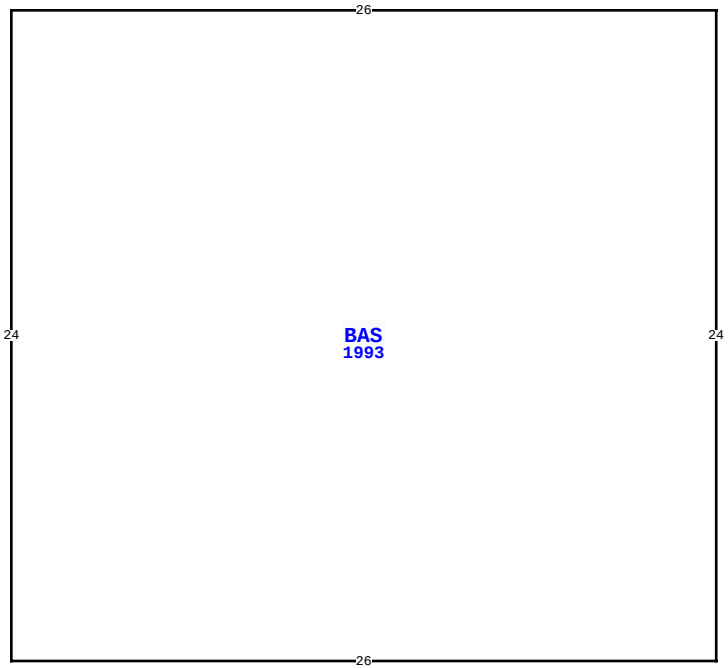
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	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	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	58,624
TOTALS	624			624	58,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	624	107.8000	113.19	70,631	1986	1991	0	0	0	17.00	83.00

4 SINGLE FAM 0% - 0 Heated Area: 624 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24 $.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

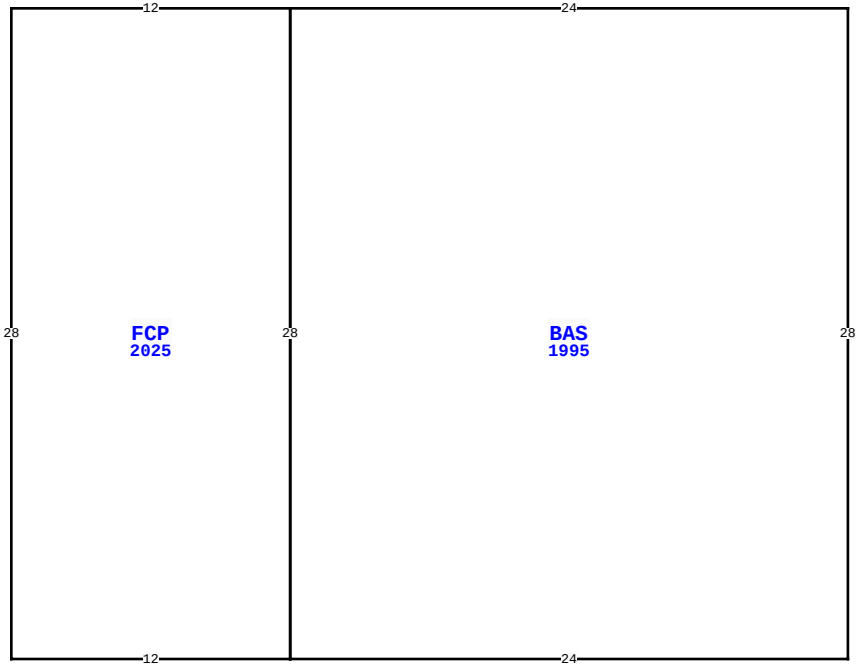
DOR CODE 7500 NON-PROFIT SERVICE
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1995	672	9,929
FCP	336	25	2025	84	1,241
TOTALS	1,008			756	11,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	756	59.4000	29.55	22,340	1973	1983	0	0	0	50.00	50.00

5 GARAGE 0% - 0 Heated Area: 672 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 16 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=2,0] W24 S28 E24 N28 $
FCP=[YR=2025;ORIG=-22,0] W12 S28 E12 N28 $
.

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

REVIEW DATE 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

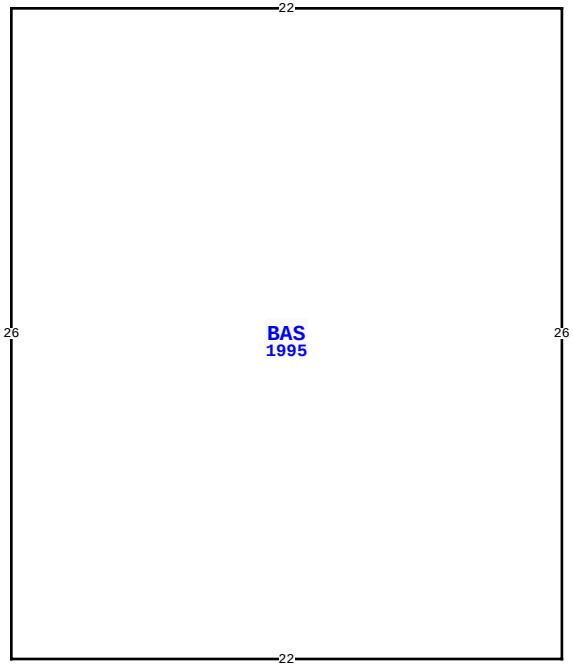
DOR CODE 7500 NON-PROFIT SERVICE
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1995	572	8,452
TOTALS	572			572	8,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	572	59.4000	29.55	16,903	1973	1983	0	0	0	50.00	50.00

6 GARAGE 0% - 0 Heated Area: 572 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 S26 E22 N26$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

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SEC 40-3N-23E IN OR 2333/1336
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FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

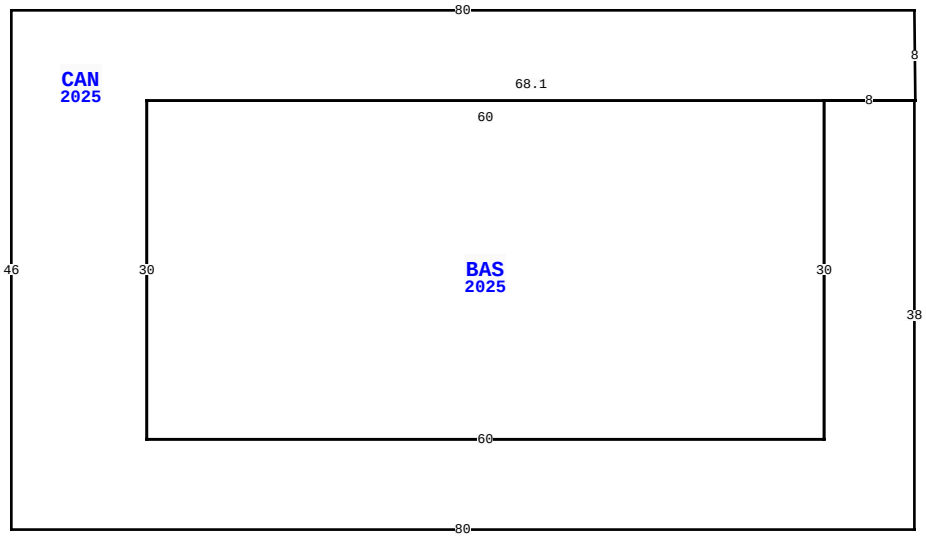
DOR CODE 7500 NON-PROFIT SERVICE
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	47,712
CAN	1,880	30	2025	564	14,950
TOTALS	3,680			2,364	62,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	2,364	23.5200	26.64	62,977	2024	2024	0	0	0	0.50	99.50

7 CLUB HOUSE 0% - 2025 Heated Area: 1800 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
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TOTAL MARKET VALUE		5,306,248
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ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;LABEL=open air chapel;ORIG=40,20] E60 S30 W60 N30 $
CAN=[YR=2025;ORIG=108,12] W80 S46 E80 N38 W8 S30 W60 N30 E68.1 U8L0.1 $
.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

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FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

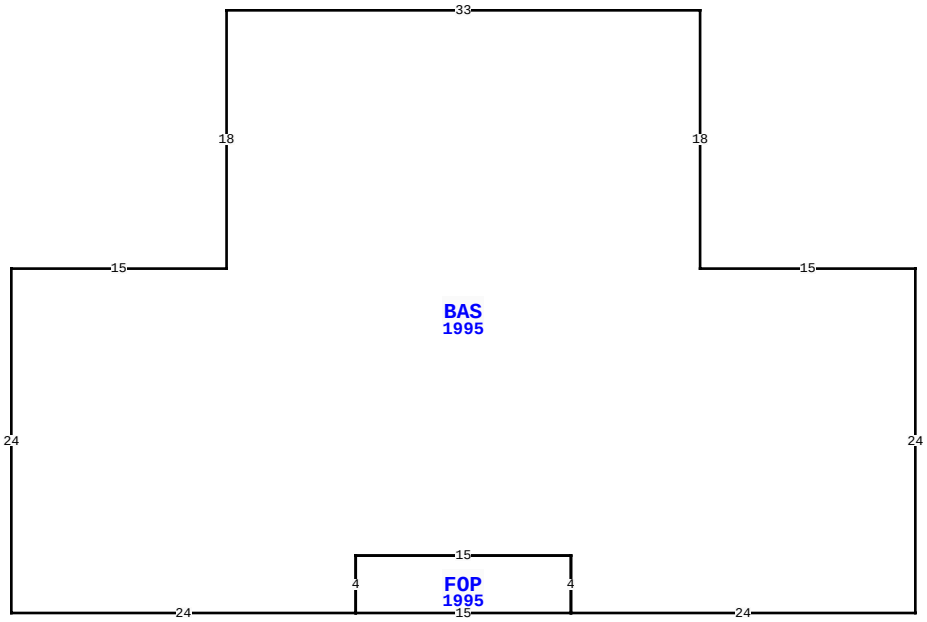
DOR CODE 7500 NON-PROFIT SERVICE
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	200,401
FOP	60	30	1995	18	1,763
TOTALS	2,106			2,064	202,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	105.32	217,380	1995	2000	0	0	0	7.00	93.00

8 EDU RELGUS 0% - 0 Heated Area: 2046 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
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FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

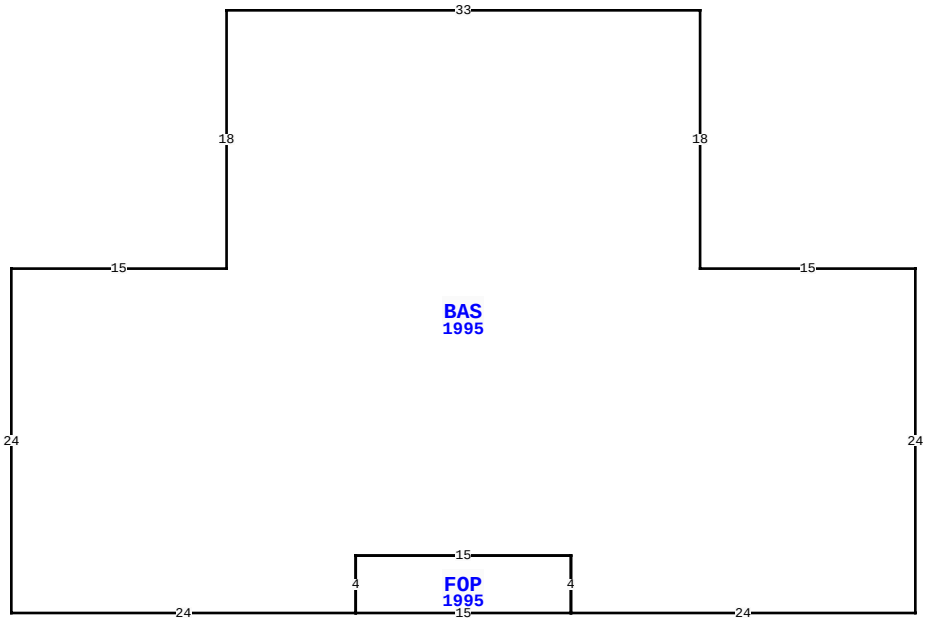
DOR CODE 7500 NON-PROFIT SERVICE
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	200,401
FOP	60	30	1995	18	1,763
TOTALS	2,106			2,064	202,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	105.32	217,380	1995	2000	0	0	0	7.00	93.00

9 EDU RELGUS 0% - 0 Heated Area: 2046 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

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SEC 40-3N-23E IN OR 2333/1336
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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

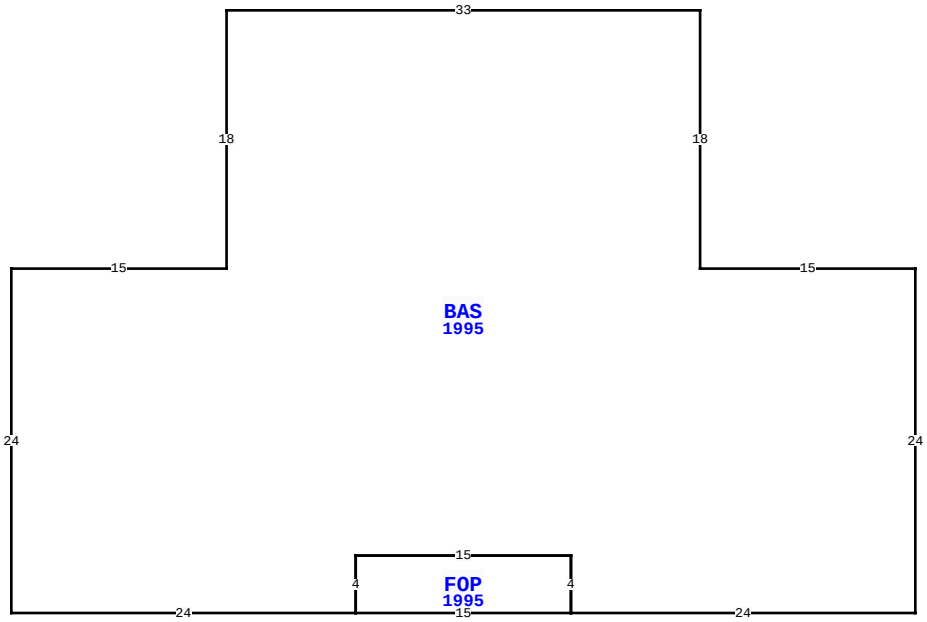
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	200,401
FOP	60	30	1995	18	1,763
TOTALS	2,106			2,064	202,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	105.32	217,380	1995	2000	0	0	0	7.00	93.00

10 EDU RELGUS 0% - 0 Heated Area: 2046 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1023 JOSHUA WY, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

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SEC 40-3N-23E IN OR 2333/1336
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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

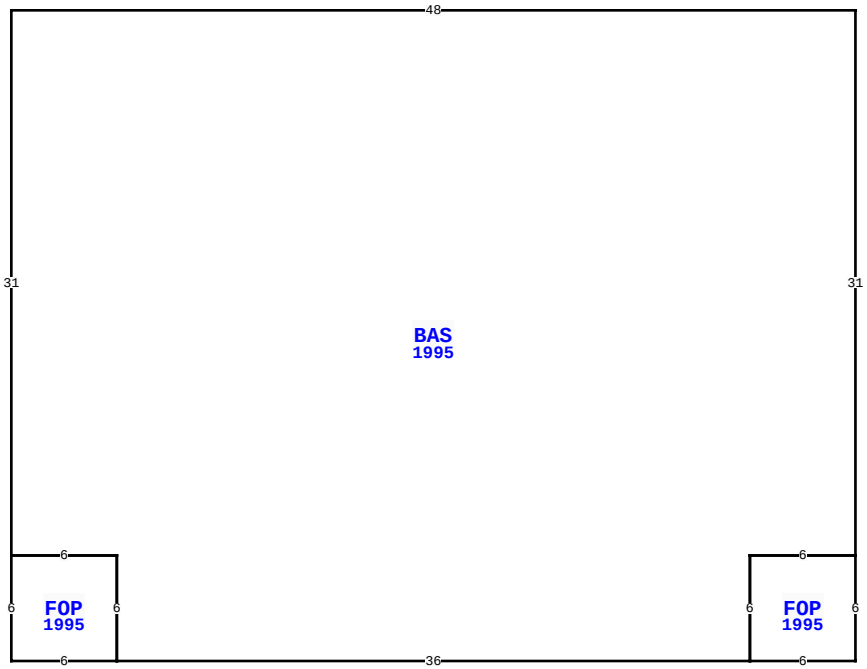
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1995	1,704	183,938
FOP	36	30	1995	11	1,188
FOP	36	30	1995	11	1,188
TOTALS	1,776			1,726	186,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	1,726	98.3680	116.07	200,337	1995	2000	0	0	0	7.00	93.00

11 EDU RELGUS 0% - 0 Heated Area: 1704 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 S31 FOP=[YR=1995] S6 E6 N6 W6$ E6 S6 E36
FOP=[YR=1995] E6 N6 W6 S6$ N6 E6 N31$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

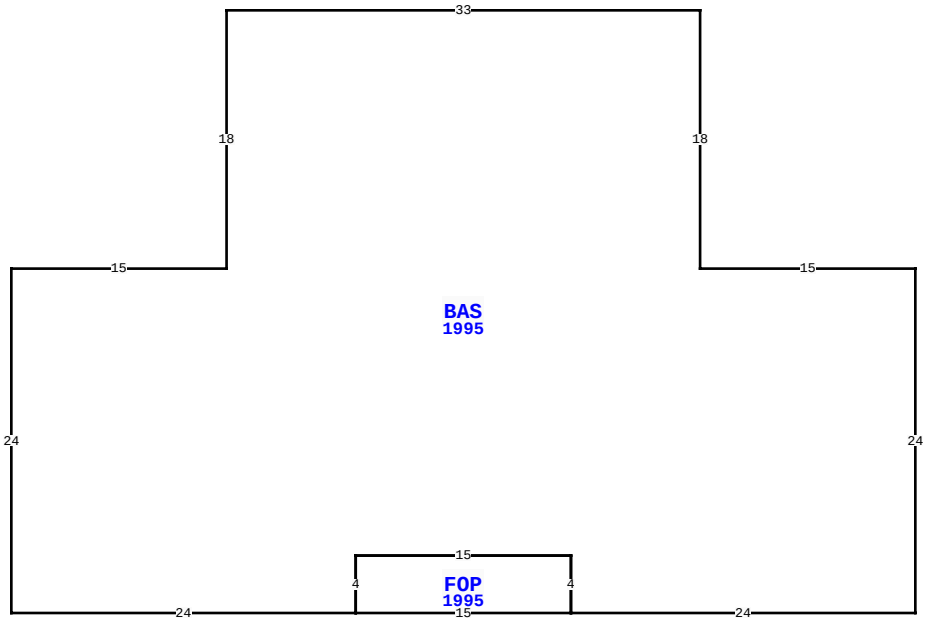
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	200,401
FOP	60	30	1995	18	1,763
TOTALS	2,106			2,064	202,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	105.32	217,380	1995	2000	0	0	0	7.00	93.00

12 EDU RELGUS 0% - 0 Heated Area: 2046 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1023 JOSHUA WY, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

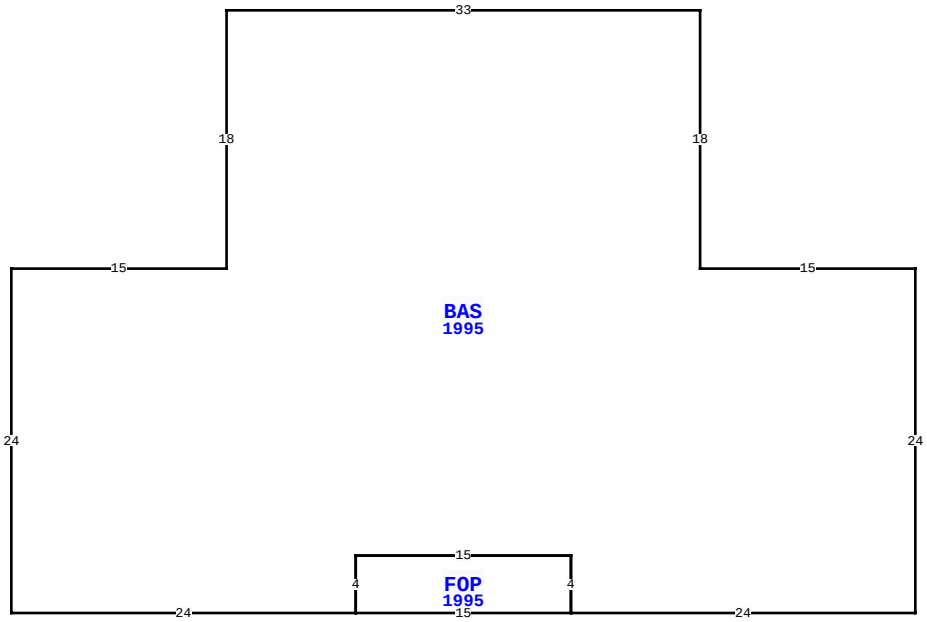
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	200,401
FOP	60	30	1995	18	1,763
TOTALS	2,106			2,064	202,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	105.32	217,380	1995	2000	0	0	0	7.00	93.00

13 EDU RELGUS 0% - 0 Heated Area: 2046 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1023 JOSHUA WY, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 13 of 16 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

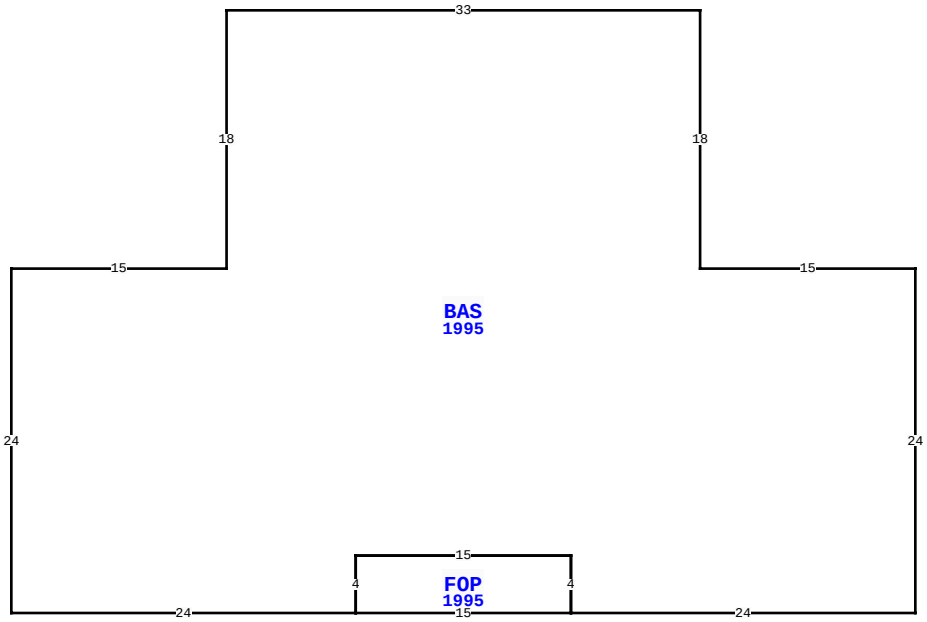
DOR CODE	7500	NON-PROFIT SERVICE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	200,401
FOP	60	30	1995	18	1,763
TOTALS	2,106			2,064	202,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,064	89.2520	105.32	217,380	1995	2000	0	0	0	7.00	93.00

14 EDU RELGUS 0% - 0 Heated Area: 2046 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1023 JOSHUA WY, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 14 of 16 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 N18 W33 S18 W15 S24 E24 FOP=[YR=1995] E15 N4 W15 S4$ N4 E15 S4 E24 N24$.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

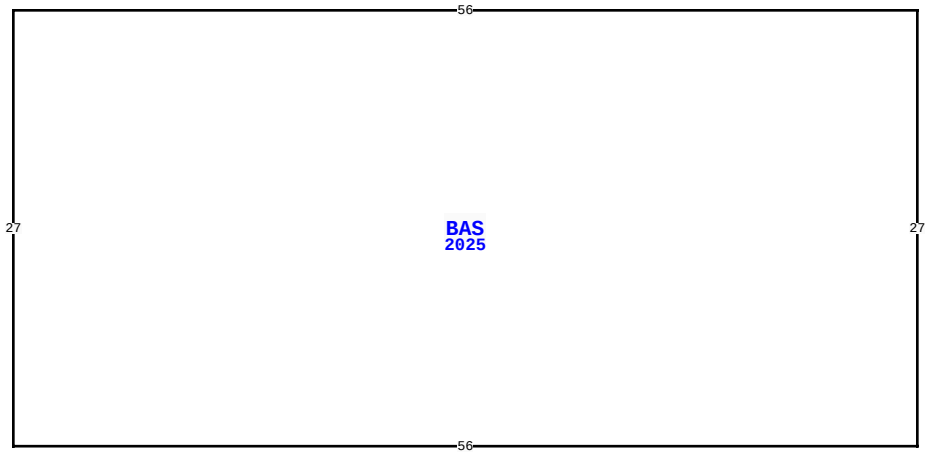
DOR CODE 7500 NON-PROFIT SERVICE
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	168,995
TOTALS	1,512			1,512	168,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	126.7200	114.05	172,444	2023	2023	0	0	0	2.00	98.00

15 M/H 94+ 0% - 2025 Heated Area: 1512 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
TOTAL LAND VALUE - MARKET		1,421,860
TOTAL MARKET VALUE		5,306,248
SOH/AGL Deduction		929,461
ASSESSED VALUE		4,376,787
TOTAL EXEMPTION VALUE	10	4,376,787
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,0] E56 S27 W56 N27 $
.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS

PT OF FRED MCMURREN GRANT
SEC 40-3N-23E IN OR 2333/1336
(EX OR 2436/1385 & EX 3-6 &

FL SHERIFFS YOUTH RANCHES INC
PO BOX 2000
BOYS RANCH, FL 32064

2026

40-3N-23-0000-0003-0000

BUILDING CHARACTERISTICS

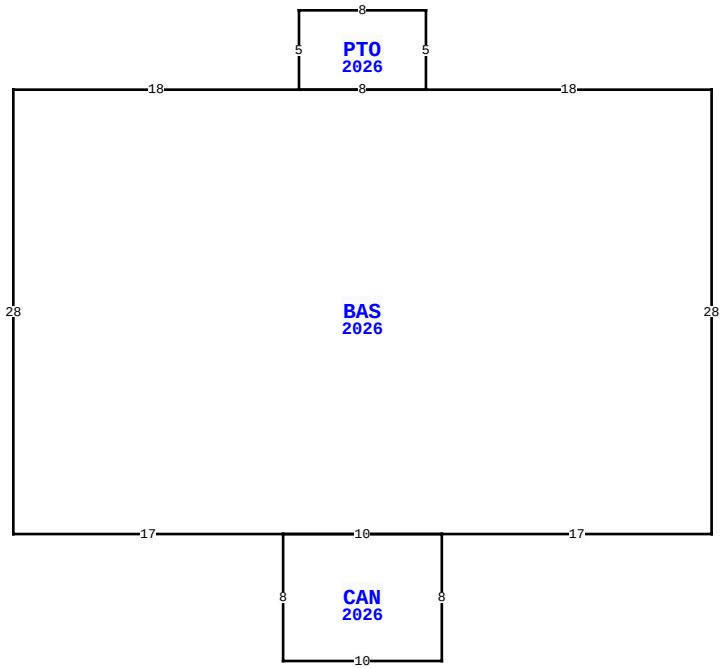
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	7500	NON-PROFIT SERVICE
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2026	1,232	199,485
CAN	80	30	2026	24	3,886
PTO	40	5	2026	2	324
TOTALS	1,352			1,258	203,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,258	108.4892	161.92	203,695	2025	2025	0	0	0	0.00	100.00

16 OFFICE 0% - 2026 Heated Area: 1232 HX Base Yr



1023 JOSHUA WY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		3,262,209
TOTAL MARKET OB/XF VALUE		622,179
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,306,248
NCON VALUE		203,695
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,294,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1336	1/21/2020	SW	U	I	17	900,000
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: FLORIDA SHERIFFS YO						
0440/0505	12/01/1984	WD	Q	I		360,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,10] E18 E8 E18 S28 W17 W10 W17 N28 $
CAN=[YR=2026;ORIG=57,38] E10 S8 W10 N8 $
PTO=[YR=2026;ORIG=58,5] E8 S5 W8 N5 $
.

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 11/24/2025 BY KWA Total Acres: 129.26 Total Land Value: 1,421,860 Market: 0 Agricultural: 0 Common: 1,421,860 PRINTED 07/09/2026 BY SYS