PARCEL B
ESMT PT OR 1528/682
LIGHTHOUSE POINTE #1 PBK 6/157

LENTS ROAD R R PARTNERSHIP LLC
121 LEANING TREE DR
ST AUGUSTINE, FL 32095

2026

41-3N-28-1250-000B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4034.00		

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

LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	141,840
TOTAL MARKET VALUE	141,840
SOH/AGL Deduction	46,059
ASSESSED VALUE	95,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,781
TOTAL JUST VALUE	141,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1296	7/29/2024	QC	U	V	11	100
GRANTOR: LIGHTHOUSE POINTE DEV						
GRANTEE: LENTS ROAD R R PART						
1938/1054	9/19/2014	SW	U	V	37	2,599,000
GRANTOR: VRE ENGLEWOOD LLC						
GRANTEE: LIGHTHOUSE POINTE D						

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		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	90,000.00	90,000.00	141,840							

REVIEW DATE 06/13/2022 BY KW Total Acres: 1.58 Total Land Value: 141,840 Market: 0 Agricultural: 0 Common: 141,840 PRINTED 07/09/2026 BY SYS