

PT DELIA BROADWAY GRANT
SEC 44-4N-23E & PT GOVT LOTS
1,2,3 & 4 OF SEC 29-4N-23E IN

ST MARYS FARM LLC
ONE INDEPENDENT DR STE 3120
JACKSONVILLE, FL 32202

2026

44-4N-23-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	5,664	100	1993	5,664	599,196
FOP	108	30	1993	32	3,385
FOP	156	30	1993	47	4,972
FSP	312	50	1993	156	16,504
FSP	408	50	1993	204	21,581
TOTALS	6,648			6,103	645,638

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0381	COOLER	0	0	6	10	60.00	SF	82.50
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
8	0511	GARAGE CB-	0	0	50	12	600.00	SF	40.00
9	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00
10	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	301.48
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	22.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	114.12
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	437.60

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	6,103	106.4894	120.60	736,022	1983	2000	0	0	12.28	87.72
1 CLUB HOUSE 0% - 0 Heated Area: 5664 HX Base Yr											
BLD DATE: 05/27/2026 MLU XF DATE: 11/21/2024 KBA INC DATE:											

TOTAL OB/XF											
25,074											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
3	0381	COOLER	0	0	6	10	60.00	SF	82.50	82.50	100
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
8	0511	GARAGE CB-	0	0	50	12	600.00	SF	40.00	40.00	100
9	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100
10	0370	CHICKEN HS	0	0	40	510	20,400.00	SF	2.00	2.00	100

TOTAL OB/XF											
25,074											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00	AC	1.00
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	301.48	AC	1.00
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	22.00	AC	1.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	114.12	AC	1.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	437.60	AC	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	902,405		
TOTAL MARKET OB/XF VALUE	25,074		
TOTAL LAND VALUE - MARKET	3,725,800		
TOTAL MARKET VALUE	1,080,304		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,080,304		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,080,304		
TOTAL JUST VALUE	4,653,279		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,286,220		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412430	NEW CONSTR	0	03/01/2004
R045909	ADDITION	5,341	01/03/2004
E0311617	XFOB	0	08/01/2003
2860	H/AC	3,500	12/28/1988
5559	REMODEL	3,000	12/07/1988
3311	NEW BATH	3,000	12/07/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2506/0457	10/18/2021	SW	U	I	30	3,200,000	
GRANTOR: BB CHICKEN II LLC							
GRANTEE: ST MARYS FARM LLC							
2506/0454	10/18/2021	QC	U	I	11	100	
GRANTOR: NEWTON RUSSELL B JR							
GRANTEE: BB CHICKEN II LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W36S12 BAS=[YR=1993] S30 W64 N20 FSP=[YR=1993] N12 W26 S12 E26 \$ W26 S20 W52 S22 E52 S2 FOP=[YR=1993] S6 E26 N6 W26 \$ E26 N2 E64 S4 FOP=[YR=1993] S6 E18 N6 W18 \$ E18 N4 E18 N52 W14 N3 W8 S3 W14 \$ E14 N3 E8 S3 E14 N12 \$.									

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[illegible]

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