PT JOHN UPTERGROVE GRANT
SEC 45-2N-27E IN OR 2511/574

THE SCHOOL DISTRICT OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2026**

**45-2N-27-0000-0002-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

WILLIAM BURGESS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 | | 2,592,000 |
| TOTAL MARKET VALUE | | 2,592,000 |
| SOH/AGL Deduction | | 152,640 |
| ASSESSED VALUE | | 2,439,360 |
| TOTAL EXEMPTION VALUE | 01 | 2,439,360 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,592,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,448,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2511/0574 | 9/27/2021 | WD | U | V | 18 | 2,350,000 |

GRANTOR: LIBERTY COVE NASSAU L

GRANTEE: THE SCHOOL DISTRICT

### 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 | 008600 | C | COUNTY | 0 | | T-3 | 0.00 | 0.00 | 28.80 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 2,592,000 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 28.80 Total Land Value: 2,592,000 Market: 0 Agricultural: 0 Common: 2,592,000 PRINTED 07/09/2026 BY SYS