LOT 14
BLACKHEATH PARK PB 7/169

TOLL SOUTHEAST LP COMPANY INC
40 EVEREST LN STE 5
ST JOHNS, FL 32259

2026

45-3N-28-014B-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4066.00		

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

96372 BLACKHEATH PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	132,750
TOTAL MARKET VALUE	132,750
SOH/AGL Deduction	85,633
ASSESSED VALUE	47,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,117
TOTAL JUST VALUE	132,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/1734	3/13/2026	SW	Q	V	05	333,400
GRANTOR: YULEE PROPERTY TRUST						
GRANTEE: TOLL SOUTHEAST LP C						
2854/1717	3/13/2026	SW	Q	V	05	853,500
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: TOLL SOUTHEAST LP C						

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	000131	C	RES CREEK	0		RSF-1	118.00	355.00	118.00	FF		1.00	1.00	0.25	4,500.00	1,125.00	132,750							

REVIEW DATE 05/01/2025 BY MLU Total Acres: 0.00 Total Land Value: 132,750 Market: 0 Agricultural: 0 Common: 132,750 PRINTED 07/09/2026 BY SYS