PT SEC 51-3N-27E
IN OR 2757/421
PARCEL 1 NORTH PARCEL

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY FLO
96135 NASSAU PL STE 1
YULEE, FL 32097

2026

51-3N-27-0000-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
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

NURSERY TR, 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		362,880
TOTAL MARKET VALUE		362,880
SOH/AGL Deduction		0
ASSESSED VALUE		362,880
TOTAL EXEMPTION VALUE	03	362,880
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		362,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/421	12/18/2024	WD	U	V	18	417,500
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: BOARD OF COUNTY COM						
2529/1437	1/07/2022	TD	Q	I	05	7,000,000
GRANTOR: PAGE DAVID PEYTON REV						
GRANTEE: PATRIOT RIDGE LLP						

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		RSF-2	0.00	0.00	5.76	AC		1.00	0.70	0.70	90,000.00	63,000.00	362,880							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 5.76 Total Land Value: 362,880 Market: 0 Agricultural: 0 Common: 362,880 PRINTED 07/09/2026 BY SYS