IN OR 2403/1959

NASSAU MANAGEMENT LLC
542190 US HWY 1
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

86102 HICKOX RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,646
TOTAL LAND VALUE - MARKET	108,900
TOTAL MARKET VALUE	121,546
SOH/AGL Deduction	0
ASSESSED VALUE	121,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,546
TOTAL JUST VALUE	121,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,574

ALSO SEE ADJCNT PARCELS: 0030-0010 + 0000-0031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000365	DEMOLITION	5,000	01/14/2021
Z991162	OTHER	0	02/01/1999
974179	REPAIR/RRF	900	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2403/1959	10/07/2020	WD	Q	I	01	140,000
GRANTOR: CARTER DEBORAH & JOSE						
GRANTEE: NASSAU MANAGEMENT L						
2403/1948	9/16/2020	WD	U	I	11	100
GRANTOR: MCKENDREE REVOCABLE L						
GRANTEE: CARTER DEBORAH & JO						

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
1	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	1974	1974	3	23	646	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1974	1974	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,646

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	001001	C	V CM/XFOBT	0		CI			43,560.00	SF		1.00	1.00	1.00	2.50	2.50	108,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 07/09/2026 BY SYS