PT OR 2376/513

NASSAU MANAGEMENT LLC
542190 US HWY 1
CALLAHAN, FL 32011

2026

51-3N-27-0000-0031-0000

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

86140 HICKOX RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	110,120
SOH/AGL Deduction	24,913
ASSESSED VALUE	85,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,207
TOTAL JUST VALUE	110,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,120

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000767	DEMOLITION	4,500	01/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/0513	7/15/2020	TD	Q	I	05	135,000
GRANTOR: MCKENDREE BERNICE N T						
GRANTEE: NASSAU MANAGEMENT L						
1023/1450	12/07/2001	WD	Q	I	06	100
GRANTOR: MCKENDREE BERNICE N						
GRANTEE: MCKENDREE BERNICE N						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	1	1950	1950	3	1	60	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	1	1950	1950	3	1	60	

LAND DESCRIPTION

TOTAL OB/XF 120

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	0.00	0.00	44,000.00	SF		1.00	1.00	1.00	2.50	2.50	110,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS