LOT 7
IN OR 547 PG 60
PAGES ROAD ESTATES PB 4/115

JACKSONVILLE MSA LIMITED PTSHP
C/O AT&T MOBILITY, ATTN: PROPERTY TAX DEPT
ST LOUIS, MO 63101

2026

51-3N-27-4850-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

86756 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	75,312
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	165,312
SOH/AGL Deduction	35,526
ASSESSED VALUE	129,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,786
TOTAL JUST VALUE	165,312
NCON VALUE	613
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,430

BLDG ON TPP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001036	INSTALL NEW DIESE	40,000	01/30/2025
B240010881	COLLOCATION, NEW	35,000	09/23/2024
B1632387	ADDING 3RRUS-12	20,000	05/01/2016
B1529858	AT&T MOBILITY	0	01/01/2015
E1528663	AT&T MOBILITY	0	01/01/2015
B24909	ADDITION	2,300	08/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0547/0060	7/06/1988	WD	Q	I	02	100
GRANTOR: CHICAGO TITLE INS						
GRANTEE: JACKSONVILLE MSA LT						
0479/0078	1/01/1986	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

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	0431	CL FNC 8B	0	0	0	0	172.00	LF	12.50	12.50	100	1986	1986	3	21	452	
2	0811	CONCRETE B	0	0	35	35	1,225.00	SF	5.20	5.20	100	1986	1986	3	44	2,803	
3	0810	CONCRETE A	0	0	5	4	20.00	SF	6.50	6.50	100	1986	1986	3	44	57	
4	1050	TOWER-COMM	0	0	0	0	1.00	UT	71,012.00	71,012.00	100	1986	1986	3	100	71,012	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1986	1986	3	21	63	
6	0681	POLE SHED	0	0	8	10	80.00	SF	15.00	15.00	100	2000	2000	3	26	312	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
8	0431	CL FNC 8B	0	0	0	0	25.00	LF	12.50	12.50	100	2026	2025		100	313	

LAND DESCRIPTION

TOTAL OB/XF 75,312

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	009101	C	TOWER SITE	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/15/2025 BY KW Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS