LOT 1 (EX S-1)
IN OR 706/901 & OR 741/609
BELL FARMS PB 5/376

CAULEY PATRICK NEAL & SUSAN DEANN ALLEN
4230 COUNTY ROAD 108
HILLIARD, FL 32046

2023

02-2N-23-015B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

4230 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,017
TOTAL LAND VALUE - MARKET	301,560
TOTAL MARKET VALUE	17,362
SOH/AGL Deduction	5,354
ASSESSED VALUE	12,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,008
TOTAL JUST VALUE	310,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952345	NEW CONSTR	67,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0741/0609	10/10/1995	QC	U	V	06	31,500
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: CAULEY & ALLEN						
0706/0901	6/08/1994	WD	Q	V		45,000
GRANTOR: BELL PATRICIA ANN						
GRANTEE: CAULEY & ALLEN						

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	0530	STBL WD	0	0	34	34	1,156.00	SF	30.00	30.00	100	1997	1997	3	26	9,017	

LAND DESCRIPTION

TOTAL OB/XF 9,017

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	005600	A	TIMBER 3 SI	0			0.00	0.00	19.47	AC		1.00	1.00	1.00	410.00	410.00	7,983							
2	005902	A	HARDWOOD SI	0			0.00	0.00	2.07	AC		1.00	1.00	1.00	175.00	175.00	362							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	21.54	AC		1.00	1.00	1.00	14,000.00	14,000.00	301,560							

REVIEW DATE 07/08/2020 BY TWA Total Acres: 21.54 Total Land Value: 8,345 Market: 301,560 Agricultural: 8,345 Common: 0 PRINTED 08/02/2023 BY SYS