LOT 2
IN OR 2217/132
BELL FARMS PB 5/376

CAULEY SUSAN D
4230 CR 108
HILLIARD, FL 32046

2023

02-2N-23-015B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,454
TOTAL LAND VALUE - MARKET	316,660
TOTAL MARKET VALUE	21,003
SOH/AGL Deduction	3,809
ASSESSED VALUE	17,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,194
TOTAL JUST VALUE	323,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2217/0132	8/09/2018	QC	U	I	11	100
GRANTOR: ALLEN SUE C						
GRANTEE: CAULEY SUSAN D						
0711/0543	8/12/1994	WD	Q	V		42,000
GRANTOR: BELL PATRICIA ANN						
GRANTEE: ALLEN SUE C						

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

CR 108, HILLIARD

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	0681	POLE SHED	0	0	30	26	780.00	SF	15.00	15.00	100	2005	2005	3	44	5,148	
2	0300	BOAT DCK W	0	0	0	0	136.00	SF	40.00	40.00	100	1995	1995	3	24	1,306	

LAND DESCRIPTION

TOTAL OB/XF 6,454

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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	550.00	550.00	11,000							
3	005901	A	HARDWOOD SI	0			0.00	0.00	2.44	AC		1.00	1.00	1.00	225.00	225.00	549							
4	009525	C	RES POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	22.44	AC		1.00	1.00	1.00	14,000.00	14,000.00	314,160							

REVIEW DATE 08/28/2019 BY TWA Total Acres: 24.44 Total Land Value: 14,549 Market: 314,160 Agricultural: 12,049 Common: 2,500 PRINTED 08/02/2023 BY SYS