PT SEC 3-2N-23E
IN OR 961/1935
(EX PT IN OR 1077/815 &

THOMPSON TERESA D
2845 KURRY LANE
HILLIARD, FL 32046

2023

03-2N-23-0000-0002-0010

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

OFF CR 121, 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	5,515
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	53,900
SOH/AGL Deduction	3,170
ASSESSED VALUE	50,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,730
TOTAL JUST VALUE	605,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0961/1935	12/14/2000	QC	U	V	01	100

GRANTOR: THOMPSON TERESA D ET

GRANTEE: THOMPSON TERESA D

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	0200	BARN WD 0-	0	0	32	24	768.00	SF	10.00	10.00	100	1995	1995	3	24	1,843	
2	0681	POLE SHED	0	0	24	20	480.00	SF	11.25	11.25	100	2011	2011	3	68	3,672	

LAND DESCRIPTION

TOTAL OB/XF 5,515

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		OR	0.00	0.00	96.00	AC		1.00	1.00	1.00	410.00	410.00	39,360							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	550.00	550.00	6,600							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	175.00	175.00	1,925							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	120.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	600,000							
5	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 04/19/2022 BY TWA Total Acres: 120.00 Total Land Value: 48,385 Market: 600,000 Agricultural: 48,385 Common: 0 PRINTED 08/02/2023 BY SYS