PT GOVT LOTS 1 & 2 OF
SEC 4-1N-23E IN OR 1625/787

MILLER SARAH ANN
18150 HOOT OWL HOLLOW
HILLIARD, FL 32046

2023

04-1N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

18205 HOOT OWL HOLW, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	9,600
SOH/AGL Deduction	2,076
ASSESSED VALUE	7,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,524
TOTAL JUST VALUE	102,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1625/0787	4/23/2009	WD	U	V	11	100
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: MILLER SARAH ANN						
1423/0564	6/26/2006	WD	Q	V		35,000
GRANTOR: MIXON CLARK W						
GRANTEE: WILLIAMS CHRISTOPHE						

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	100	2009	2009	3	100	6,000	
2	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2009	2009	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 5.00 Total Land Value: 2,200 Market: 95,000 Agricultural: 2,200 Common: 0 PRINTED 08/02/2023 BY SYS