PT OF SECS 3 & 4-1N-23E
IN OR 2410/1600

EDWARDS CHARLES L & ANGELA C/
14080 UNCLE CHARLIES CIR
HILLIARD, FL 32046

2023

04-1N-23-0000-0005-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

2753 SR 2, 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	6,000
TOTAL LAND VALUE - MARKET	121,250
TOTAL MARKET VALUE	7,988
SOH/AGL Deduction	2,370
ASSESSED VALUE	5,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,618
TOTAL JUST VALUE	127,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1600	10/20/2020	QC	U	I	11	100
GRANTOR: CONNER BRENDA						
GRANTEE: EDWARDS CHARLES L &						
2190/1991	12/01/2013	LE	U	I	11	100
GRANTOR: TANNER IRIS BRADDOCK						
GRANTEE: RYALS LINDA BRADDOC						

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	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0004	OR	0.00	0.00	4.85	AC		1.00	1.00	1.00	410.00	410.00	1,988							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.85	AC		1.00	1.00	1.00	25,000.00	25,000.00	121,250							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 4.85 Total Land Value: 1,988 Market: 121,250 Agricultural: 1,988 Common: 0 PRINTED 08/02/2023 BY SYS