PT OF LOT 2 IN SEC 4-2N-27E
IN OR 2644/1407 PARCEL 1

HOS PROPERTIES LLC
202 HOWARD STREET
AUBURNDALE, FL 33823

2023

04-2N-27-0000-0003-0690

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

86675 CARDINAL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,540
TOTAL LAND VALUE - MARKET	106,400
TOTAL MARKET VALUE	118,940
SOH/AGL Deduction	0
ASSESSED VALUE	118,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,940
TOTAL JUST VALUE	118,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/1407	5/31/2023	WD	Q	I	05	330,000
GRANTOR: CONKLING MARK & PATRI						
GRANTEE: HOS PROPERTIES LLC						
2573/1377	6/24/2022	WD	Q	V	05	297,900
GRANTOR: THE BLUE GARGOYLE LLC						
GRANTEE: CONKLING MARK & PAT						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	99	2021	2021	3	99	5,940	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1983	1983	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 12,540

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	000000	C	VAC RES	0		RS-2	0.00	0.00	1.33	AC		1.00	1.00	1.00	80,000.00	80,000.00	106,400							

REVIEW DATE 01/20/2022 BY NW Total Acres: 1.33 Total Land Value: 106,400 Market: 0 Agricultural: 0 Common: 106,400 PRINTED 08/02/2023 BY SYS