LOT 12
IN OR 2236/1727
(EX PT IN OR 2602/1284)

BROCK CHADWICK
P O BOX 1325
HILLIARD, FL 32046

2023

04-3N-24-2020-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/17/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	2,154
SOH/AGL Deduction	0
ASSESSED VALUE	2,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,154
TOTAL JUST VALUE	100,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2236/1727	11/15/2018	TD	U	V	37	35,000
GRANTOR: FUQUA FLORENCE R REVO						
GRANTEE: BROCK CHADWICK						
0718/0336	11/08/1994	TD	U	V	09	100
GRANTOR: FUQUA FLORENCE R						
GRANTEE: FUQUA FLORENCE R TR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	550.00	550.00	1,650							
2	005902	A	HARDWOOD SI	0			0.00	0.00	2.88	AC		1.00	1.00	1.00	175.00	175.00	504							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,000							

REVIEW DATE 12/12/2022 BY WWA Total Acres: 5.88 Total Land Value: 2,154 Market: 100,000 Agricultural: 2,154 Common: 0 PRINTED 08/02/2023 BY SYS