PT E1/2 OF NW1/4 OF NW1/4 OF
SEC 4-3N-25E BEING ONLY PT
LYING S OF TURKEY TOWN LN

HALL JOSEPH E III & ELIZABETH
PO BOX 1236
CALLAHAN, FL 32011

2023

04-3N-25-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

47316 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,405
TOTAL MARKET VALUE	77,405
SOH/AGL Deduction	0
ASSESSED VALUE	77,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,405
TOTAL JUST VALUE	77,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2301001	NEW CONSTR	52,652	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2578/1179	7/15/2022	WD	Q	V	01	130,000
GRANTOR: PORTER JOHN G & ASHLE						
GRANTEE: HALL JOSEPH EDWARD						
2442/1937	3/16/2021	WD	Q	V	01	100,000
GRANTOR: MILLER DYLAN						
GRANTEE: PORTER JOHN GREGORY						

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	000000	C	VAC RES	0		OR	0.00	0.00	4.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	76,500							
2	009630	C	SWAMP	0		OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	500.00	500.00	905							

REVIEW DATE 06/13/2022 BY DC Total Acres: 6.06 Total Land Value: 77,405 Market: 0 Agricultural: 0 Common: 77,405 PRINTED 08/02/2023 BY SYS