S1/2 OF NE1/4 (LESS S'LY 3
ACRES OF SW1/4 OF NE1/4 &
S'LY 15 AC OF SE1/4 OF NE1/4)

LEE CHESLIE B REVOCABLE TRUST/LEE CHESLIE B TRUSTE
47146 EL DORADO LANE
HILLIARD, FL 32046

2023

04-3N-25-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	07/14/2023 DC
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	5,127
TOTAL LAND VALUE - MARKET	344,250
TOTAL MARKET VALUE	44,760
SOH/AGL Deduction	2,662
ASSESSED VALUE	42,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,098
TOTAL JUST VALUE	349,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1301/0844	3/11/2005	WD	U	V	01	100
GRANTOR: LEE LOUISE & CHESLEY						
GRANTEE: LEE CHESLIE B ETAL						
0126/0592	6/01/1972	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	0201	BARN WD 10	0	0	52	29	1,508.00	SF	17.00	17.00	100	1960	1960	3	20	5,127	

LAND DESCRIPTION

TOTAL OB/XF 5,127

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	47.21	AC		1.00	1.00	1.00	720.00	720.00	33,991							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.64	AC		1.00	1.00	1.00	175.00	175.00	2,562							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	440.00	440.00	3,080							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	68.85	AC		1.00	1.00	1.00	5,000.00	5,000.00	344,250							

REVIEW DATE 03/02/2017 BY KBX Total Acres: 68.85 Total Land Value: 39,633 Market: 344,250 Agricultural: 39,633 Common: 0 PRINTED 08/02/2023 BY SYS