BLOCK 11 LOTS 1-2-3-4
IN OR 287 PG 44
HILLIARD HGTS (7-1)

FLORIDA LAND TRUST NO/FLA TRUST SERVICES LLC TRUST
P O BOX 6367
JACKSONVILLE, FL 32236

2023

05-3N-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	24,900
SOH/AGL Deduction	2,559
ASSESSED VALUE	22,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,341
TOTAL JUST VALUE	24,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2500/1387	9/28/2021	TX	U	V	11	5,300
GRANTOR: TAX COLLECTOR						
GRANTEE: FLORIDA LAND TRUST						
0287/0044	3/01/1979	WD	U	V		100
GRANTOR:						
GRANTEE:						

SWEARINGEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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	2005	2005	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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	0.21	AC		1.00	1.00	3.00	30,000.00	90,000.00	18,900							

REVIEW DATE 05/25/2021 BY TWA Total Acres: 0.21 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 08/02/2023 BY SYS