PT OR 994/566
EX LOT 15 PLEASANT PARK
ESMT PT OR 1861/825

HENDRIX MCDONALD
552333 US HIGHWAY 1
HILLIARD, FL 32046

2023

05-3N-24-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,550
TOTAL MARKET VALUE	122,550
SOH/AGL Deduction	53,990
ASSESSED VALUE	68,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,560
TOTAL JUST VALUE	122,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0994/0566	6/27/2001	QC	U	I	01	100
GRANTOR: REED BONNIE JEAN						
GRANTEE: HENDRIX BONNIE JEAN						
0567/1020	4/14/1989	WD	U	I	18	100
GRANTOR: SULLIVAN DORA L L/E						
GRANTEE: REED BONNIE JEAN						

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	0004		0.00	0.00	6.45	AC		1.00	1.00	1.00	19,000.00	19,000.00	122,550							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 6.45 Total Land Value: 122,550 Market: 0 Agricultural: 0 Common: 122,550 PRINTED 08/02/2023 BY SYS