PARCEL 17-4 & S-1 OF LOT 15
PLEASANT PARK SUB PB 2/21
IN OR 1626/48

MUSSELMAN SCOTT A
PO BOX 421
HILLIARD, FL 32046

2023

05-3N-24-0000-0017-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

552363 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	29,256
TOTAL MARKET VALUE	41,256
SOH/AGL Deduction	6,725
ASSESSED VALUE	34,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,531
TOTAL JUST VALUE	41,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1626/0048	6/22/2009	QC	U	I	11	100

GRANTOR: MUSSELMAN DIANA FREDI

GRANTEE: MUSSELMAN SCOTT A

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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			0.00	0.00	2.12	AC		1.00	1.00	0.60	23,000.00	13,800.00	29,256							

REVIEW DATE 05/25/2021 BY TWA Total Acres: 2.12 Total Land Value: 29,256 Market: 0 Agricultural: 0 Common: 29,256 PRINTED 08/02/2023 BY SYS