PT OF NE1/4 OF SEC 05-3N-25E
IN OR 1522/617, OR 1589/875,
OR 1770/1708 BEING PARAGRAPH 1

JACKSON CHARLES DAVID
47542 TURKEY TOWN LANE
HILLIARD, FL 32046

2023

05-3N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

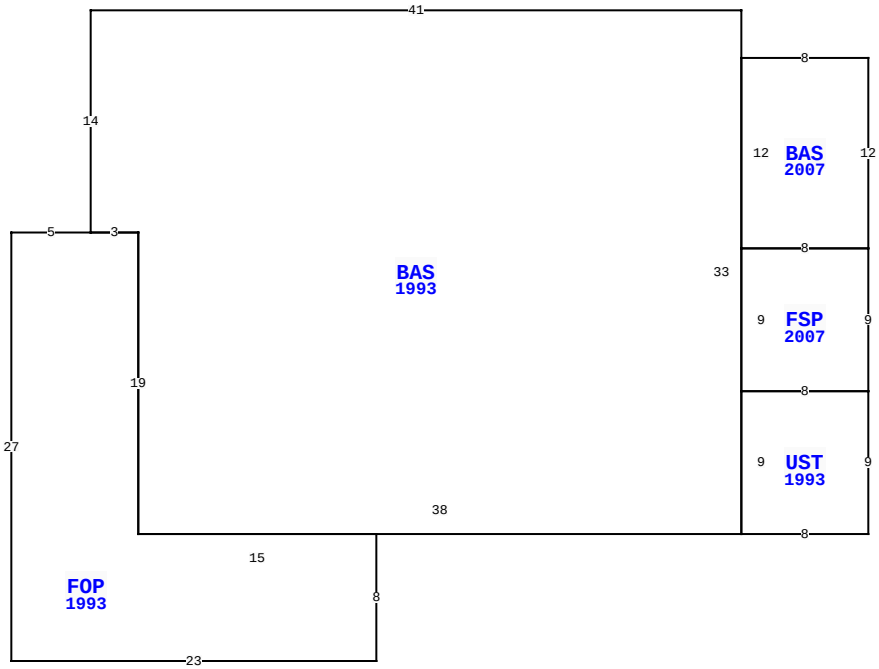
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	104,514
BAS	96	100	96	7,742
FOP	336	30	101	8,145
FSP	72	40	29	2,338
UST	72	45	32	2,581
TOTALS	1,872		1,554	125,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	110.3130	99.56	154,716	1950	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1990 Heated Area: 1392 HX Base Yr 1990



47542 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		139,440
TOTAL MARKET OB/XF VALUE		10,848
TOTAL LAND VALUE - MARKET		119,160
TOTAL MARKET VALUE		187,712
SOH/AGL Deduction		88,827
ASSESSED VALUE		98,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,885
TOTAL JUST VALUE		269,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1977	1/19/2022	QC	U	I	11	100
GRANTOR: JACKSON CHARLES DAVID						
GRANTEE: JACKSON CHARLES DAV						
1794/0657	5/16/2012	QC	U	I	11	100
GRANTOR: JACKSON CHARLES DAVID						
GRANTEE: JACKSON CHARLES DAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S14 FOP=[YR=1993] W5 S27 E23 N8 W15 N19 W3$ E3 S19 E38 UST=[YR=1993] E8 N9 FSP=[YR=2007] N9 BAS=[YR=2007] N12 W8 S12 E8$ W8 S9 E8$ W8 S9$ N33$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	
5	0812	CONCRETE C	0	100	0	0	1,296.00	SF	4.00	4.00	100	1997	1997	3	75	3,888	
6	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2017	2017	3	82	6,560	

LAND DESCRIPTION

TOTAL OB/XF 10,848

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	440.00	440.00	968							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	550.00	550.00	550							
4	006000	A	PAST1/HAY	0			0.00	0.00	2.06	AC		1.00	1.00	1.00	440.00	440.00	906							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	5.26	AC		1.00	1.00	1.00	16,000.00	16,000.00	84,160							

REVIEW DATE 02/03/2022 BY KBA Total Acres: 6.26 Total Land Value: 37,424 Market: 84,160 Agricultural: 2,424 Common: 35,000 PRINTED 08/02/2023 BY SYS

PT OF NE1/4 OF SEC 05-3N-25E
IN OR 1522/617, OR 1589/875,
OR 1770/1708 BEING PARAGRAPH 1

JACKSON CHARLES DAVID
47542 TURKEY TOWN LANE
HILLIARD, FL 32046

2023

05-3N-25-0000-0001-0030

BUILDING CHARACTERISTICS

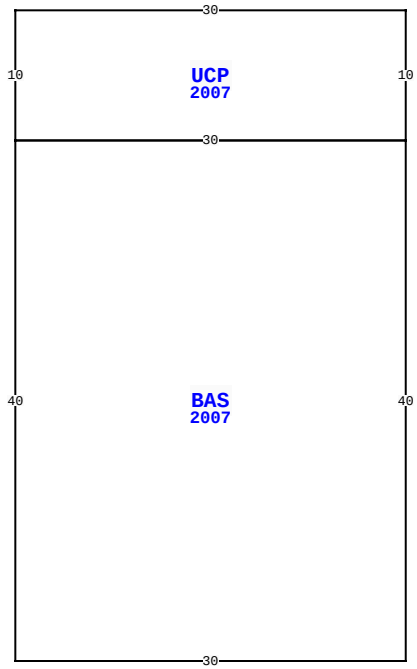
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	13,447
UCP	300	20	60	673
TOTALS	1,500		1,260	14,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,260	56.1600	19.66	24,772	1997	1997	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 1990 Heated Area: 1200 HX Base Yr 1990



47542 TURKEY TOWN LN, HILLIARD

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XF DATE		LAND DATE	05/19/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: JACKSON CHARLES DAV						
1794/0657	5/16/2012	QC	U	I	11	100
GRANTOR: JACKSON CHARLES DAVID						
GRANTEE: JACKSON CHARLES DAV						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2007] W30 S10 BAS=[YR=2007] S40 E30 N40 W30$ E30 N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/03/2022 BY KBA Total Acres: 6.26 Total Land Value: 37,424 Market: 84,160 Agricultural: 2,424 Common: 35,000 PRINTED 08/02/2023 BY SYS