PT OF W1/2 OF NE1/4 OF NE1/4
OF SEC 05-3N-25E & PT OF SE1/4
OF SEC 32-4N-25E IN

LIBBY ROSS E JR IRREVOC TRUST/LIBBY ROSS E JR TRUS
47944 TURKEY TOWN LANE
HILLIARD, FL 32046

2023

05-3N-25-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

HADDOCK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/15/2022 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,760
TOTAL MARKET VALUE	2,376
SOH/AGL Deduction	0
ASSESSED VALUE	2,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,376
TOTAL JUST VALUE	77,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2452/0310	3/19/2021	WD	U	V	11	100
GRANTOR: JACKSON BARBARA ANN						
GRANTEE: LIBBY ROSS E JR IRR						
1960/1378	2/02/2015	WD	U	V	11	100
GRANTOR: LIBBY BARBARA J						
GRANTEE: JACKSON BARBARA ANN						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.32	AC		1.00	1.00	1.00	550.00	550.00	2,376							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.32	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,760							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 4.32 Total Land Value: 2,376 Market: 77,760 Agricultural: 2,376 Common: 0 PRINTED 08/02/2023 BY SYS