PT OF SE1/4 OF NE1/4 &
PAR 1-8
PT OR 686 PG 121 (EX 1-9)

JACKSON LARRY G & LINDA G
47256 JACKSON COVE ROAD
HILLIARD, FL 32046-6497

2023

05-3N-25-0000-0001-0070

NASSAU COUNTY PROPERTY

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	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,786
TOTAL LAND VALUE - MARKET	319,060
TOTAL MARKET VALUE	17,570
SOH/AGL Deduction	27
ASSESSED VALUE	17,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,543
TOTAL JUST VALUE	327,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0686/0121	8/04/1993	WD	U	V	07	100
GRANTOR: MCKENDREE LUCILLE						
GRANTEE: JACKSON LARRY &LIND						
0567/0390	4/10/1989	WD	U	V	01	100
GRANTOR: MCKENDREE ET AL						
GRANTEE: JACKSON LARRY & LIN						

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	0204	BARN MTL 1	0	0	42	48	2,016.00	SF	16.00	16.00	100	1993	1993	3	20	6,451	
2	0350	CARPORT WD	0	0	42	24	1,008.00	SF	8.58	8.58	100	2005	2005	3	27	2,335	

LAND DESCRIPTION

TOTAL OB/XF 8,786

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	12.79	AC		1.00	1.00	1.00	550.00	550.00	7,034							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.79	AC		1.00	1.00	1.00	14,000.00	14,000.00	319,060							

REVIEW DATE 11/04/2022 BY KWA Total Acres: 22.79 Total Land Value: 8,784 Market: 319,060 Agricultural: 8,784 Common: 0 PRINTED 08/02/2023 BY SYS