PT OF SE1/4 OF NE1/4 OF NE1/4
OF SEC 5-3N-25E & PT OF NW1/4
OF NW1/4 OF SEC 4-3N-25E IN

JACKSON CHARLES DAVID
47542 TURKEY TOWN LANE
HILLIARD, FL 32046

2023

05-3N-25-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

47432 TURKEY TOWN LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,784
TOTAL LAND VALUE - MARKET	40,250
TOTAL MARKET VALUE	55,034
SOH/AGL Deduction	22,221
ASSESSED VALUE	32,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,813
TOTAL JUST VALUE	55,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1770/1708	12/21/2011	WD	U	V	30	100

GRANTOR: JACKSON BONNIE

GRANTEE: JACKSON CHARLES DAV

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	0510	GARAGE WD-	0	0	64	33	2,112.00	SF	35.00	35.00	100	1980	1980	3	20	14,784	

LAND DESCRIPTION

TOTAL OB/XF 14,784

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 05/21/2021 BY KBA Total Acres: 1.15 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 08/02/2023 BY SYS