PT GOVT LOTS 2 & 3 OF
SEC 7-4N-24E IN OR 328/254
BEING ONLY PT LYING N OF

HADDOCK JOSEPH W & SYLVIA R
7427 HOLIDAY RD SO
JACKSONVILLE, FL 32216

2023

07-4N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

PIGEON CREEK CHURCH RD, HILLIARD

BLD DATE	05/07/2009	JH	LGL DATE	06/13/2023 MLU
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	20,915
TOTAL LAND VALUE - MARKET	443,715
TOTAL MARKET VALUE	115,917
SOH/AGL Deduction	46,958
ASSESSED VALUE	68,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,959
TOTAL JUST VALUE	464,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/1868	10/08/2008	WD	Q	I		40,000
GRANTOR: LLOYD FERRELL L (S)						
GRANTEE: HADDOCK JOSEPH W &						
0328/0254	9/18/1980	TD	U	I	05	7,000
GRANTOR: WALKER HAMPTON J & ST						
GRANTEE: HADDOCK JOSEPH W &						

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	0681	POLE SHED	0	0	20	19	380.00	SF	11.25	11.25	100	1980	1980	3	20	855	
2	0940	SHEDS/PORT	0	0	20	11	220.00	SF	20.10	20.10	100	1980	1980	3	20	884	
3	0681	POLE SHED	0	0	30	21	630.00	SF	11.25	11.25	100	1970	1970	3	20	1,418	
4	0350	CARPORT WD	0	0	34	25	850.00	SF	9.75	9.75	100	1965	1965	3	20	1,658	
5	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1964	1964	3	100	500	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
7	0681	POLE SHED	0	0	50	40	2,000.00	SF	7.50	7.50	100	2010	2010	3	64	9,600	

LAND DESCRIPTION

TOTAL OB/XF 20,915

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	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	73.87	AC		1.00	1.00	1.00	410.00	410.00	30,287							
3	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
4	006670	A	PECANS	0		OR	0.00	0.00	6.40	AC		1.00	1.00	1.00	600.00	600.00	3,840							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	85.27	AC		1.00	1.00	1.00	4,500.00	4,500.00	383,715							

REVIEW DATE 06/16/2020 BY TWA Total Acres: 87.27 Total Land Value: 95,002 Market: 383,715 Agricultural: 35,002 Common: 60,000 PRINTED 08/02/2023 BY SYS