BLK 11 PT OF LOT 2 IN
OR 2571/1277
TOWN OF HILLIARD S/D PBK 1/28

1881 OCCASIONS REAL ESTATE HOLDING LLC
37059 PECAN ST
HILLIARD, FL 32046

**2023**

**08-3N-24-2380-0011-0025**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | V C W/XFOB | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6002.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 2,976 |
| TOTAL LAND VALUE - MARKET | 32,640 |
| TOTAL MARKET VALUE | 35,616 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 35,616 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 35,616 |
| TOTAL JUST VALUE | 35,616 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 31,547 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210227 | DEMOLITION | 0 | 04/25/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2571/1277 | 6/13/2022 | WD | Q | I | 05 | 375,000 |
| GRANTOR: GUYNN GERALD V | | | | | | |
| GRANTEE: 1881 OCCASIONS REAL | | | | | | |
| 2521/1329 | 12/09/2021 | QC | U | I | 11 | 100 |
| GRANTOR: HADDOCK LEROY G & PAT | | | | | | |
| GRANTEE: GUYNN GERALD V | | | | | | |

W FIRST ST, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | | | LGL DATE | |
| XF DATE | 10/24/2018 | KK | LAND DATE | 10/24/2018 KK |
| INC DATE | | | AG DATE | |

### 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 | 0680 | POLE SHED | 0 | 0 | 62 | 24 | 1,488.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 2,976 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,976

| 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 | 001001 | C | V CM/XFOBT | 0 | 0006 | C-1 | 0.00 | 0.00 | 10,880.00 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 32,640 | | | | | | | |

REVIEW DATE 12/21/2022 BY HS Total Acres: 0.00 Total Land Value: 32,640 Market: 0 Agricultural: 0 Common: 32,640 PRINTED 08/02/2023 BY SYS