BLOCK 63 LOTS 1 2 4 &
PT CLD R/W ORD 2007-03
IN OR 2556/1996

BISHOP DAVID W JR & CALLIE KAY
15977 CR 108
HILLIARD, FL 32046

2023

08-3N-24-2380-0063-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	79,500
TOTAL MARKET VALUE	79,500
SOH/AGL Deduction	2,512
ASSESSED VALUE	76,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,988
TOTAL JUST VALUE	79,500
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
2556/1996	4/19/2022	WD	Q	V	01	145,000
GRANTOR: FIRST COAST INC						
GRANTEE: BISHOP DAVID W & CA						
2244/1373	12/18/2018	TX	U	V	11	12,800
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						

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	000000	C	VAC RES	0	0006	R3	0.00	0.00	3.18	AC		1.00	1.00	1.00	25,000.00	25,000.00	79,500							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 3.18 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/02/2023 BY SYS