PT OF THE NW1/4 OF SE1/4
IN OR 2433/1835
(EX OR 2415/1615, OR 2594/351

CONGER STEPHEN HAYWARD & BETHANIE DUNCAN
1839 DARTMOUTH DR
MIDDLEBURG, FL 32068

2023

08-3N-25-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

47036 HARMONY ACRES TR, 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	0
TOTAL LAND VALUE - MARKET	128,000
TOTAL MARKET VALUE	128,000
SOH/AGL Deduction	0
ASSESSED VALUE	128,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,000
TOTAL JUST VALUE	128,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B232095	NEW CONSTR	478,017	02/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2433/1835	2/12/2021	WD	Q	V	01	240,000
GRANTOR: SHEPHERD ALAN D						
GRANTEE: CONGER STEPHEN HAYW						
1298/1130	2/28/2005	QC	U	V	06	100
GRANTOR: FLORIDA RESOURCE GROU						
GRANTEE: SHEPHERD ALAN D						

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	000115	C	SFR ACRES	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	128,000							

REVIEW DATE 03/07/2023 BY KW Total Acres: 8.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/02/2023 BY SYS