PT NE1/4 & PT FRACL NW1/4 OF
SEC 9-3N-23E IN OR 2172/1950

WHITE WAYNE A
PO BOX 2101
CALLAHAN, FL 32011

2023

09-3N-23-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

17444 MOONLIGHT LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	187,200
TOTAL MARKET VALUE	17,491
SOH/AGL Deduction	2,925
ASSESSED VALUE	14,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,566
TOTAL JUST VALUE	199,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034042	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1950	1/26/2018	WD	Q	I	05	400,000
GRANTOR: JOHNSON CALVIN W & JA						
GRANTEE: WHITE WAYNE A						
1378/0731	1/03/2006	PR	U	I	21	400,000
GRANTOR: HESSENAUER PHYLLIS P/						
GRANTEE: JOHNSON CALVIN 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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	006005	A	PAST/GRAZE	0			0.00	0.00	12.48	AC		1.00	1.00	1.00	440.00	440.00	5,491							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	12.48	AC		1.00	1.00	1.00	15,000.00	15,000.00	187,200							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 12.48 Total Land Value: 5,491 Market: 187,200 Agricultural: 5,491 Common: 0 PRINTED 08/02/2023 BY SYS