PT GOVT LOT 2 OF SEC 9-3N-25E
IN OR 1569/259 (EX ROAD R/W)

DELOACH ROBERT E JR & TINA K
47225 MIDDLE ROAD
HILLIARD, FL 32046

2023

09-3N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

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	336,000
TOTAL MARKET VALUE	89,320
SOH/AGL Deduction	25,998
ASSESSED VALUE	63,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,322
TOTAL JUST VALUE	348,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1569/0259	5/30/2008	QC	U	I	01	30,000
GRANTOR: DELOACH ROBERT E						
GRANTEE: DELOACH ROBERT E JR						
0119/0192	1/01/1972	TA	U	V		9,500
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

MIDDLE RD, HILLIARD

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
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	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	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	410.00	410.00	6,970							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 05/12/2020 BY KBA Total Acres: 21.00 Total Land Value: 77,320 Market: 266,000 Agricultural: 7,320 Common: 70,000 PRINTED 08/02/2023 BY SYS