

PT GOVT LOT 2 OF SEC 10-2N-23E
IN OR 2067/998 BEING ONLY PT
LYING W OF CNTY RD 108

JOHNS FAMILY REV LIVING TRUST/JOHNS MARILYN DARLEN
3275 SMITH DR
HILLIARD, FL 32046

2023

10-2N-23-0000-0001-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
																	VALUATION BY STANDARD											
																	Tax Group: 6						Tax Dist:					
																	BUILDING MARKET VALUE						0					
																	TOTAL MARKET OB/XF VALUE						6,000					
																	TOTAL LAND VALUE - MARKET						144,000					
																	TOTAL MARKET VALUE						39,300					
																	SOH/AGL Deduction						21,370					
																	ASSESSED VALUE						17,930					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						17,930					
DOR CODE					5000 IMPROVED AG																							
MAP NUM												09																
NEIGHBORHOOD/LOC					9001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					3168 CR 108, HILLIARD																							
L N	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	1980	1980	3	100	6,000														
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000											
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	550.00	550.00	3,300											
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000											
REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.00 Total Land Value: 33,300 Market: 114,000 Agricultural: 3,300 Common: 30,000 PRINTED 08/02/2023 BY SYS																												