LOT 9
HOG HILL #1 PB 5/327

KEEN CARL JR & SARGIE DIANE
PO BOX 788
HILLIARD, FL 32046

2023

10-3N-24-0775-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	662
TOTAL LAND VALUE - MARKET	35,100
TOTAL MARKET VALUE	35,762
SOH/AGL Deduction	0
ASSESSED VALUE	35,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,762
TOTAL JUST VALUE	35,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2586/1374	8/22/2022	WD	U	V	05	25,000
GRANTOR: CLEMONS KIMBERLY						
GRANTEE: KEEN CARL JR & SARG						
2581/1530	7/28/2022	QC	U	V	11	100
GRANTOR: CLEMONS KIMBERLY & CY						
GRANTEE: LEWIS ERIC						

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	0681	POLE SHED	0	0	12	16	192.00	SF	15.00	15.00	100	1994	1994	3	23	662	

LAND DESCRIPTION

TOTAL OB/XF 662

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.56	AC		1.00	1.00	0.75	30,000.00	22,500.00	35,100							

REVIEW DATE 05/28/2021 BY TWA Total Acres: 1.56 Total Land Value: 35,100 Market: 0 Agricultural: 0 Common: 35,100 PRINTED 08/02/2023 BY SYS