PT OF LOT 16 IN OR 1762/990
(EX ESMT OR 537/1244)
CORNWALL SURVEY SEC 14-3N-23E

UNIFORM TRADE ASSOCIATES LLC
C/O SUSAN KOPE, 16931 W SECRETARIAT DR
LOXAHATCHEE, FL 33470

2023

14-3N-23-2020-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

BELL RD, 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	64,000
TOTAL MARKET VALUE	64,000
SOH/AGL Deduction	21,483
ASSESSED VALUE	42,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,517
TOTAL JUST VALUE	64,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7206	MH MOVE-ON	24,000	04/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1762/0990	9/28/2011	QC	U	V	11	100
GRANTOR: HINDS BRADFORD						
GRANTEE: UNIFORM TRADE ASSOC						
1367/0971	11/16/2005	WD	Q	V		50,000
GRANTOR: DOW EDWARD E & RAMONA						
GRANTEE: HINDS BRADFORD						

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	009900	C	AC NON-AG	0	0007	OR	0.00	0.00	8.00	AC		1.00	1.00	0.50	16,000.00	8,000.00	64,000							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 8.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 08/02/2023 BY SYS