PT N1/2 OF NE1/4 OF
SEC 14-4N-23E IN OR 2203/1059
BEING PARCEL "B"

REEVES PRESTON S & TAMMY J
PO BOX 95
HILLIARD, FL 32046

2023

14-4N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

CHURCH DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	26,400
TOTAL MARKET VALUE	26,400
SOH/AGL Deduction	7,074
ASSESSED VALUE	19,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,326
TOTAL JUST VALUE	26,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2203/1059	6/08/2018	WD	U	V	37	35,000
GRANTOR: WILLIS CRECIA MAY &						
GRANTEE: REEVES PRESTON S &						
2161/0273	11/13/2017	QC	U	V	11	100
GRANTOR: GULLIFORD ALTHEA MARI						
GRANTEE: WILLIS CRECIA MAY &						

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	000000	C	VAC RES	0			0.00	0.00	0.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	26,400							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 0.88 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 08/02/2023 BY SYS