PT OF OR 578 PG 921

BURNSED JAMES F & CHERYL O
2562 FOLLY LANE
HILLIARD, FL 32046-5470

2023

15-2N-23-0000-0006-0040

NASSAU COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,778
TOTAL LAND VALUE - MARKET	39,900
TOTAL MARKET VALUE	52,678
SOH/AGL Deduction	19,244
ASSESSED VALUE	33,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,434
TOTAL JUST VALUE	52,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7575	MH MOVE-ON	20,000	12/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0578/0921	9/11/1989	WD	U	I	10	18,000
GRANTOR: MANGES HARRY & M						
GRANTEE: BURNSED JAMES & C O						
0537/0134	2/17/1988	AA	U	V	15	2,500
GRANTOR: HOWARD NEAL W						
GRANTEE: BURNSED JAMES F						

2638 FOLLY LN, HILLIARD

BLD DATE	01/24/2008	JH	LGL DATE	06/13/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0752	USP	0	100	8	8	64.00	SF	15.00	15.00	100	2015	2015	3	81	778	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,778

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	0007	OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,900							

REVIEW DATE 08/28/2019 BY TW Total Acres: 1.33 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 08/02/2023 BY SYS