PT NW1/4 OF NW1/4 15-3N-24E
IN OR 2537/939

CLARK MATTHEW
373715 KINGS FERRY RD
HILLIARD, FL 32046

2023

15-3N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

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

551091 US HWY 1, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	05/27/2022	KK	LAND DATE	05/27/2022 KK
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	63,702
TOTAL MARKET VALUE	63,702
SOH/AGL Deduction	0
ASSESSED VALUE	63,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,702
TOTAL JUST VALUE	63,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004345	DEMOLITION	0	03/21/2022
22004356	DEMOLITION	0	03/21/2022
22004357	DEMOLITION	0	03/21/2022
8284	MH MOVE-ON	16,000	08/28/1990
5194	REPAIR/RRF	10,000	09/29/1988
3871	REPAIR/RRF	800	02/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2647/1441	2/16/2022	QC	U	V	11	100
GRANTOR: SHUSTER CRYSTAL L						
GRANTEE: CLARK MATTHEW						
2561/1137	2/28/2022	QC	U	I	11	100
GRANTOR: WELLS JENNIFER D						
GRANTEE: CLARK MATTHEW						

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	001000	C	COMMERCIAL	0	0004	CG	0.00	0.00	13,428.00	SF		1.00	1.00	1.00	2.50	2.50	33,570							
2	001000	C	COMMERCIAL	0	0004		0.00	0.00	30,132.00	SF		1.00	1.00	1.00	1.00	1.00	30,132							

REVIEW DATE 05/27/2022 BY KK Total Acres: 0.00 Total Land Value: 63,702 Market: 0 Agricultural: 0 Common: 63,702 PRINTED 08/02/2023 BY SYS