SW 1/4 OF NW 1/4
OR 139 PG 49
EX OR 90 PG 140

PATE JEANNETTE H
49117 PATE DRIVE
HILLIARD, FL 32046-5709

2023

18-4N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

48192 BALD EAGLE PL, 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	12,428
TOTAL LAND VALUE - MARKET	331,800
TOTAL MARKET VALUE	59,088
SOH/AGL Deduction	12,511
ASSESSED VALUE	46,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,577
TOTAL JUST VALUE	344,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4501	MH MOVE-ON	0	12/01/2004
E0414001	ELEC OTHER	0	12/01/2004
M0409037	H/AC	0	12/01/2004
P0408779	OTHER	0	12/01/2004
MH3696	MH MOVE-ON	0	12/01/2001
5193	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0139/0049	1/01/1973	WD	U	V		100

GRANTOR:

GRANTEE:

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
3	1242	WD DECK A	0	0	17	12	204.00	SF	10.00	10.00	100	2002	2002	3	21	428	

LAND DESCRIPTION

TOTAL OB/XF 12,428

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	21.20	AC		1.00	1.00	1.00	550.00	550.00	11,660							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	21.20	AC		1.00	1.00	1.00	14,000.00	14,000.00	296,800							

REVIEW DATE 01/24/2022 BY KBA Total Acres: 22.20 Total Land Value: 46,660 Market: 296,800 Agricultural: 11,660 Common: 35,000 PRINTED 08/02/2023 BY SYS