

GOVT LOT 5 PT OR 1265/1386 &
PT GOVT LOTS 9 & 10 IN BNDRY
LINE AGMT PT OR 1436/863

BELL DONALD GARY
36184 BALLAD LANE
HILLIARD, FL 32046

2023

20-1N-23-0000-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			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		0								
																			TOTAL LAND VALUE - MARKET		320,000								
																			TOTAL MARKET VALUE		7,000								
																			SOH/AGL Deduction		0								
																			ASSESSED VALUE		7,000								
																			TOTAL EXEMPTION VALUE		0								
																			BASE TAXABLE VALUE		7,000								
																			TOTAL JUST VALUE		320,000								
																			NCON VALUE		0								
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE		0								
DOR CODE		5900	TIMBERLAND UNCLASS																										
MAP NUM			MKT AREA																09										
NEIGHBORHOOD/LOC		9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES					DEACON DR, BRYCEVILLE										BLD DATE						LGL DATE		05/19/2023				MLU		
															XF DATE						LAND DATE								
															INC DATE						AG DATE								
L N	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005902	A	HARDWOOD SI	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	175.00	175.00	7,000												
2	009910	M	MKT.VAL.AG	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000												