SOUTH OF ROAD
PT W1/2 OF SE1/4 OF SE1/4
PAR 4-6 BEING PARCEL "C"

PYLES SAMANTHA L
21613 CR 121
HILLIARD, FL 32046

2023

22-2N-23-0000-0004-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
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

3439 ROWE CUTOFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	134,480
TOTAL MARKET VALUE	49,102
SOH/AGL Deduction	7,817
ASSESSED VALUE	41,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,285
TOTAL JUST VALUE	146,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2015/0100	11/19/2015	WD	U	I	37	60,000
GRANTOR: BURGESS CARMEN ALFRED						
GRANTEE: JOHNSON GARY S & SA						
2010/1283	10/19/2015	QC	U	I	11	100
GRANTOR: MCNEAL CARMELL LYVONN						
GRANTEE: BURGESS CARMEN ALFR						

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	8.06	AC		1.00	1.00	1.00	540.00	540.00	4,352							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	550.00	550.00	2,750							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	13.06	AC		1.00	1.00	1.00	8,000.00	8,000.00	104,480							

REVIEW DATE 06/07/2021 BY TWA Total Acres: 14.06 Total Land Value: 37,102 Market: 104,480 Agricultural: 7,102 Common: 30,000 PRINTED 08/02/2023 BY SYS