LOT 55
ESMT PT OR 1861/825
DUNNS SURVEY DBK B-10/48

BESSETTE PHILIP WILLIAM JR & SONDRA MAXINE
1787 LITCHI COURT
ORANGE PARK, FL 32073

2023

22-3N-24-2320-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

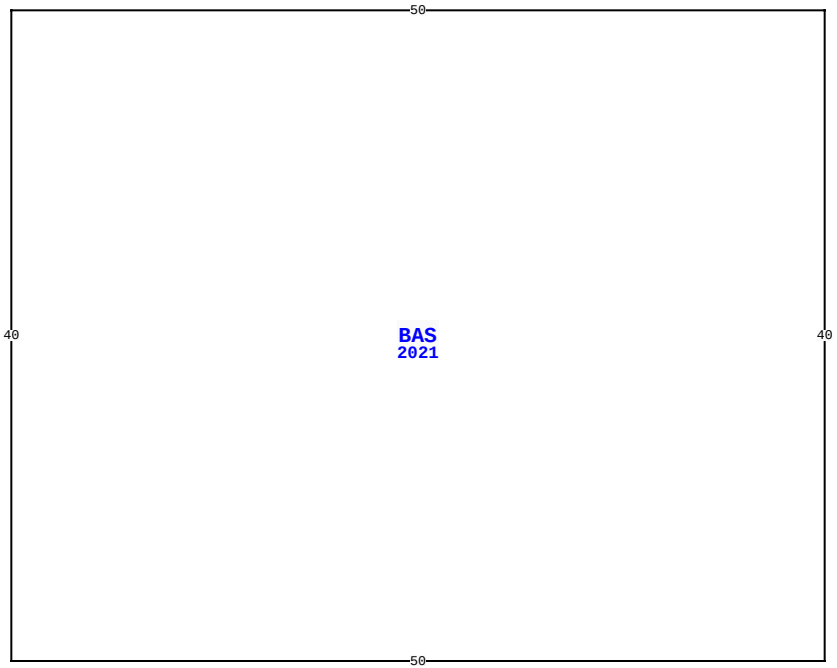
DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	54,944
TOTALS	2,000		2,000	54,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,000	55.2230	27.61	55,220	2021	2021	0	0	0	0.50	99.50

1 ACCESORY U – 0% - 0 Heated Area: 2000 HX Base Yr



457591 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	54,944
TOTAL MARKET OB/XF VALUE	19,037
TOTAL LAND VALUE - MARKET	133,000
TOTAL MARKET VALUE	206,981
SOH/AGL Deduction	54,444
ASSESSED VALUE	152,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,537
TOTAL JUST VALUE	206,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014342	40X50 MTL FGR	102,560	10/19/2021
21005583	432SF SHED	22,152	05/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0404	3/05/2021	WD	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: BESSETTE PHILIP WIL						
2440/1607	3/05/2021	WD	Q	V	01	75,500
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: BESSETTE PHILIP WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W50 S40 E50 N40$.

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	0940	SHEDS/PORT	0	0	32	14	448.00	SF	30.00	30.00	100	2021	2021	3	97	13,037	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,037

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	000000	C	VAC RES	0			0.00	0.00	10.00	AC		1.00	1.00	0.70	19,000.00	13,300.00	133,000							

REVIEW DATE 05/02/2022 BY TW Total Acres: 10.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/02/2023 BY SYS