PT OF GOVT LOT 1 (EX 2-8)
PT OR 2388/918

WILSON CONNIE & ROBERT SR
18261 ANTLER TR
HILLIARD, FL 32046

2023

22-4N-23-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

ANTLER TR, 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	0
TOTAL LAND VALUE - MARKET	235,320
TOTAL MARKET VALUE	13,484
SOH/AGL Deduction	0
ASSESSED VALUE	13,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,484
TOTAL JUST VALUE	235,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0918	8/31/2020	WD	Q	I	05	569,000
GRANTOR: LYGHT BRAD & LISA						
GRANTEE: WILSON CONNIE & ROB						
2089/1341	12/09/2016	WD	Q	I	05	432,000
GRANTOR: HIGGINBOTHAM TERRY L						
GRANTEE: LYGHT BRAD & LISA						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	14.63	AC		1.00	1.00	1.00	720.00	720.00	10,534							
2	005901	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
3	009530	C	POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	16.63	AC		1.00	1.00	1.00	14,000.00	14,000.00	232,820							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 17.63 Total Land Value: 13,484 Market: 232,820 Agricultural: 10,984 Common: 2,500 PRINTED 08/02/2023 BY SYS