

PT OF E1/2 OF NE1/4
OF SEC 23-2N-23E
IN OR 2488/1738

HAYNES MARJORIE H L/E/
PO BOX 691
CALLAHAN, FL 32011-0691

2023

23-2N-23-0000-0001-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	13
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3 100
Bathrooms	2 100
Frame	02
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	09
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NEIGHBORHOOD/LOC	9003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	85,114
BAS	300	100	300	18,999
FCP	432	25	108	6,840
FOP	176	30	53	3,357
FSP	240	40	96	6,079
UST	128	45	58	3,673

TOTALS	2,620	1,959	124,062
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EXTRA FEATURES	
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260	
2	0510	GARAGE WD-	0 100	32	20	640.00	SF	35.00	35.00	100	1980	1980	3	20	4,480	
3	1242	WD DECK A	0 100	0	0	282.00	SF	10.00	10.00	100	1986	1986	3	20	564	
4	0680	POLE SHED	0 100	32	8	256.00	SF	10.00	10.00	100	1988	1988	3	20	512	
5	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	1992	1992	3	20	1,248	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	108,000							
2	000115	C	SFR ACRES	100			0.00	0.00	1.83	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,900							

REVIEW DATE	11/23/2020	BY	TWA	Total Acres:	6.15	Total Land Value:	162,900	Market:	0	Agricultural:	0	Common:	162,900	PRINTED 08/02/2023 BY SYS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,959	101.3320	91.45	179,151	1974	1981	0	0	30.75	69.25
1 SINGLE FAM - 100% - 0 Heated Area: 1644 HX Base Yr											

4828 RIVER RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
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	XF DATE	LAND DATE		
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	INC DATE	AG DATE		
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260	
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4	0680	POLE SHED	0 100	32	8	256.00	SF	10.00	10.00	100	1988	1988	3	20	512	
5	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	1992	1992	3	20	1,248	

TOTAL OB/XF	8,064
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	108,000							
2	000115	C	SFR ACRES	100			0.00	0.00	1.83	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,900							

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	124,062
TOTAL MARKET OB/XF VALUE	8,064
TOTAL LAND VALUE - MARKET	162,900
TOTAL MARKET VALUE	295,026
SOH/AGL Deduction	159,175
ASSESSED VALUE	135,851
TOTAL EXEMPTION VALUE	55,000
BASE TAXABLE VALUE	80,851
TOTAL JUST VALUE	295,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530991	ADDITION	33,119	08/31/2015

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B1530991	ADDITION	33,119	08/31/2015

GRANTOR: HAYNES MARJORIE H

GRANTEE: CHESHIRE JANET H &

2440/0165	2/03/2021	LE	U	I	11	100
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GRANTOR: HAYNES MARJORIE H

GRANTEE: CHESHIRE JANET H &

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 FCP=[YR=1993] W4 BAS=[YR=1993] W8
FSP=[YR=1993] N12 W20 BAS=[YR=2016] W25 S12 E25 N12\$ S12 E20\$
W40 S28 E22 FOP=[YR=1993] S8 E22 N8 W22\$ E26 N28\$ S28 E20 N20
W16 N8\$ S8 E16 N8\$.