PT GOVT LOT 3 OF SEC 23-4N-25E
IN OR 2054/155
(EX PT IN R/W)

NASSAU CONSERVATION HOLDINGS
C/O CORPORATION SERVICE CO, 2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

2023

23-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

WHITE OAK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2017 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	238,640
TOTAL MARKET VALUE	15,210
SOH/AGL Deduction	0
ASSESSED VALUE	15,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,210
TOTAL JUST VALUE	238,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/0155	6/20/2016	SW	Q	V	01	310,600
GRANTOR: GRIFFIS HILDA J & MAR						
GRANTEE: NASSAU CONSERVATION						
1684/1115	6/21/2010	WD	U	V	30	100
GRANTOR: GRIFFIS EDWIN						
GRANTEE: GRIFFIS HILDA J & M						

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	26.98	AC		1.00	1.00	1.00	540.00	540.00	14,569							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.85	AC		1.00	1.00	1.00	225.00	225.00	641							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	29.83	AC		1.00	1.00	1.00	8,000.00	8,000.00	238,640							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 29.83 Total Land Value: 15,210 Market: 238,640 Agricultural: 15,210 Common: 0 PRINTED 08/02/2023 BY SYS