PT OF NE1/4 OF SEC 24-1N-23E
IN OR 1335/1599 (EX PT IN
OR 1625/1114)

JOHNSTON EDGAR D & MARY L L/E/
12904 WILDERNESS TR
BRYCEVILLE, FL 32009

2023

24-1N-23-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
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

HAMP HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,500
TOTAL MARKET VALUE	271
SOH/AGL Deduction	0
ASSESSED VALUE	271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271
TOTAL JUST VALUE	46,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5122	CO ISSUED	0	11/05/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1384	2/01/2023	WD	U	I	11	100
GRANTOR: JOHNSTON EDGAR D & MA						
GRANTEE: PUGH REGINA A & CHA						
1335/1599	7/25/2005	WD	U	V	06	24,000
GRANTOR: LONG SYLVIA H						
GRANTEE: JOHNSTON EDGAR D &						

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	005902	A	HARDWOOD SI	0			0.00	0.00	1.55	AC		1.00	1.00	1.00	175.00	175.00	271							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 1.55 Total Land Value: 271 Market: 46,500 Agricultural: 271 Common: 0 PRINTED 08/02/2023 BY SYS