PT OF LOT 49
ESMT IN OR 487/1279
CORNWALL SURVEY

MILLER THOMAS & CALLY
PO BOX 473
HILLIARD, FL 32046

2023

25-4N-23-2020-0049-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	56,100
SOH/AGL Deduction	0
ASSESSED VALUE	56,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,100
TOTAL JUST VALUE	56,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1017	3/27/2023	WD	Q	V	01	60,000
GRANTOR: BROCK CHADWICK & ELIS						
GRANTEE: MILLER THOMAS & CAL						
2566/1831	5/23/2022	WD	Q	V	05	80,000
GRANTOR: GEIGER DONIE W L/E						
GRANTEE: BROCK CHADWICK & EL						

S ANDREWS CUT OFF, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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
1	0940	SHEDS/PORT	0	0	14	25	350.00	SF	30.00	30.00	100	1993	1993	3	20	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 09/17/2018 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS