SE1/4 OF NW1/4
IN OR 2632/1069

WILKINSON JOHN & SHERI ET AL/DUNN AVENUE TRUST
44888 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

26-2N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

4000 HASSELL LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	344,480
TOTAL MARKET VALUE	350,480
SOH/AGL Deduction	138,077
ASSESSED VALUE	212,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,403
TOTAL JUST VALUE	350,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007277	XFOB	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2632/1069	4/12/2023	WD	Q	I	01	400,000
GRANTOR: CONNER GERALD R						
GRANTEE: WILKINSON JOHN & SH						
2190/1743	4/18/2018	PR	U	I	19	100
GRANTOR: CONNER LAWRENCE A P/R						
GRANTEE: CONNER GERALD R						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	009900	C	AC NON-AG	0	0007	OR	0.00	0.00	43.06	AC		1.00	1.00	1.00	8,000.00	8,000.00	344,480							

REVIEW DATE 10/13/2020 BY TWA Total Acres: 43.06 Total Land Value: 344,480 Market: 0 Agricultural: 0 Common: 344,480 PRINTED 08/02/2023 BY SYS