LOT 4
IN OR 2239/950
MILLS CREEK FARMS OR 2223/225

SCAFF CHARLES R
19700 KENNY CONNOR ROAD
HILLIARD, FL 32046

2023

27-2N-23-1303-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9012.00		

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

20998 CR 121, HILLIARD

BLD DATE		LGL DATE	06/15/2023 MLU
XF DATE		LAND DATE	
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	155,610
TOTAL MARKET VALUE	2,772
SOH/AGL Deduction	0
ASSESSED VALUE	2,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,772
TOTAL JUST VALUE	155,610
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
2239/0950	11/21/2018	WD	Q	V	01	60,000

GRANTOR: OCEANS EIGHT CREATIVE

GRANTEE: SCAFF CHARLES 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

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	005100	A	CROPLAND1	0			0.00	0.00	6.30	AC		1.00	1.00	1.00	440.00	440.00	2,772							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	6.30	AC		1.00	1.00	1.30	19,000.00	24,700.00	155,610							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 6.30 Total Land Value: 2,772 Market: 155,610 Agricultural: 2,772 Common: 0 PRINTED 08/02/2023 BY SYS