LOTS 47 & 48
CORNWALL FARMS PB O/31

GREEN DONALD T & MELISSA G
PO BOX 1996
CALLAHAN, FL 32011

2023

27-3N-24-2020-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

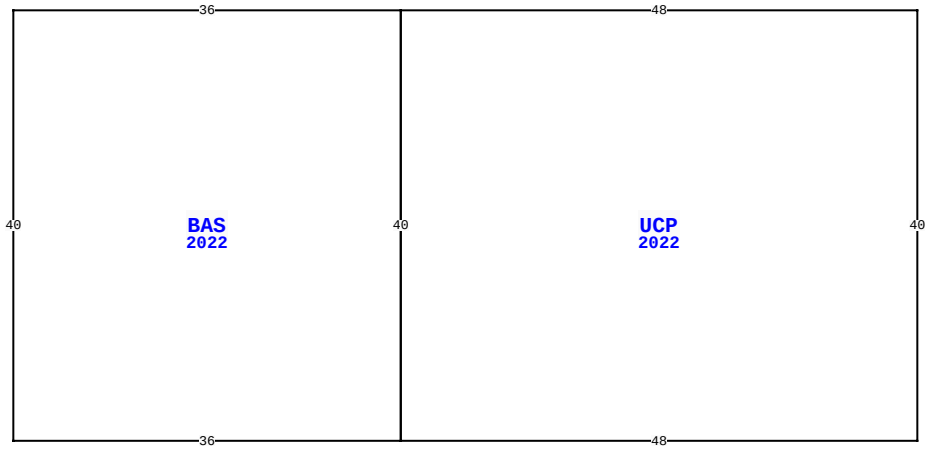
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	26,402
UCP	1,920	20	384	7,041
TOTALS	3,360		1,824	33,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,824	52.9000	18.52	33,780	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2023 Heated Area: 1440 HX Base Yr



36176 WAGON TRAIN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,442
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	282,100
TOTAL MARKET VALUE	71,462
SOH/AGL Deduction	0
ASSESSED VALUE	71,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,462
TOTAL JUST VALUE	315,542
NCON VALUE	33,442
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008809	GARAGE	0	06/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1362	5/24/2022	SW	Q	V	01	346,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: GREEN DONALD T & ME						
2554/0109	4/08/2022	SW	Q	V	05	610,500
GRANTOR: CASSIDY CAROL T ETAL						
GRANTEE: G&H LAND AND TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W48 BAS=[YR=2022] W36 S40 E36 N40$ S40 E48 N40$.

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100.00	100.00	100							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	440.00	440.00	7,920							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000							

REVIEW DATE 10/03/2022 BY WW Total Acres: 20.00 Total Land Value: 38,020 Market: 252,000 Agricultural: 7,920 Common: 30,100 PRINTED 08/02/2023 BY SYS