S1/2 OF SE1/4
1/2 INT IN DB 97/20
PT OR 451/744 & PT OR 751/27

HAMRICK CHRISTOPHER & MICHELLE
404 BAYRIDGE CT
ORANGE PARK, FL 32065

2023

27-4N-23-0000-0013-0000

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

17250 ANDREWS RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	357,980
TOTAL MARKET VALUE	357,980
SOH/AGL Deduction	172,342
ASSESSED VALUE	185,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,638
TOTAL JUST VALUE	357,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009203	GARAGE	37,170	06/15/2022
22009204	NEW CONSTR	823,201	06/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2395/0065	9/23/2020	WD	Q	V	01	168,000
GRANTOR: RODGERS HENRY BENJAMI						
GRANTEE: HAMRICK CHRISTOPHER						
0451/0744	4/02/1985	PR	U	V	01	100
GRANTOR: HAMILTON MARY RODGERS						
GRANTEE: RODGERS MAGGIE STOK						

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	009900	C	AC NON-AG	0		OR	0.00	0.00	25.57	AC		1.00	1.00	1.00	14,000.00	14,000.00	357,980							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 25.57 Total Land Value: 357,980 Market: 0 Agricultural: 0 Common: 357,980 PRINTED 08/02/2023 BY SYS