GOVT LOTS 2 3 & 4
L/E PT OR 1679/284
EX 3-1 & 3-2 PER BNDRY LINE

GATLIN CHRISTY L
31658 MAGIC HOLLOW RD
HILLIARD, FL 32046

2023

28-4N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

172408 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	32,548
TOTAL LAND VALUE - MARKET	513,300
TOTAL MARKET VALUE	110,299
SOH/AGL Deduction	10,398
ASSESSED VALUE	99,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,901
TOTAL JUST VALUE	545,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941050	NEW CONSTR	168,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1679/0284	5/27/2010	WD	U	V	30	200,000
GRANTOR: LLOYD R B						
GRANTEE: GATLIN CHRISTY L						
1465/0962	12/14/2006	PR	U	V	01	100
GRANTOR: LLOYD R B P/R						
GRANTEE: LLOYD R B						

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	0202	BARN WD 30	0	0	92	73	6,716.00	SF	15.00	15.00	100	100	100	3	20	20,148	
2	0370	CHICKEN HS	0	0	40	500	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600	
3	0370	CHICKEN HS	0	0	40	500	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600	
4	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600	
5	0370	CHICKEN HS	0	0	500	40	20,000.00	SF	0.40	0.40	100	1992	1992	3	20	1,600	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 32,548

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	005600	A	TIMBER 3 SI	0	0005	OR	0.00	0.00	85.32	AC		1.00	1.00	1.00	410.00	410.00	34,981							
2	005902	A	HARDWOOD SI	0			0.00	0.00	42.00	AC		1.00	1.00	1.00	175.00	175.00	7,350							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	550.00	550.00	5,500							
4	006000	A	PAST1/HAY	0			0.00	0.00	68.00	AC		1.00	1.00	1.00	440.00	440.00	29,920							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	205.32	AC		1.00	1.00	1.00	2,500.00	2,500.00	513,300							

REVIEW DATE 01/01/2018 BY MH Total Acres: 205.32 Total Land Value: 77,751 Market: 513,300 Agricultural: 77,751 Common: 0 PRINTED 08/02/2023 BY SYS