PT OF W1/2 OF SW1/4 OF SW1/4
IN OR 461/514
EX 4-4

LLOYD JOHN WAYNE & JO ANN
P O BOX 96
HILLIARD, FL 32046-0096

2023

28-4N-23-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,595
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	45,595
SOH/AGL Deduction	11,682
ASSESSED VALUE	33,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,913
TOTAL JUST VALUE	45,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0461/0514	7/01/1985	QC	U	V		100

GRANTOR:

GRANTEE:

KNIGHT RD, HILLIARD

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

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	0812	CONCRETE C	0	0	0	0	1,289.00	SF	3.20	3.20	100	1970	1970	3	22	907	
2	0510	GARAGE WD-	0	0	12	32	384.00	SF	35.00	35.00	100	1990	1990	3	20	2,688	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,595

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	000001	C	V RS W/XFOB	0	0005	OR	105.00	420.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS