LOT 1
PT OR 1165/1475
EX 1-1 1-2 & 1-3

KLEMMT KEITH & ROSEMARY
3610 RIVER HALL DRIVE
JACKSONVILLE, FL 32217

2023

28-5N-24-0000-0001-0000

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

PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,607
TOTAL LAND VALUE - MARKET	85,500
TOTAL MARKET VALUE	95,107
SOH/AGL Deduction	37,948
ASSESSED VALUE	57,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,159
TOTAL JUST VALUE	95,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1165/1475	8/26/2003	WD	U	I	01	75,000
GRANTOR: SMITH E D & W E POWEL						
GRANTEE: KLEMMT KEITH & ROSE						
0914/0325	1/05/2000	WD	U	V	06	100
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: SMITH E D & W E POW						

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	0820	WOOD WALK	0	0	0	0	425.00	SF	11.75	11.75	100	2005	2005	3	40	1,998	
2	0300	BOAT DCK W	0	0	0	0	306.00	SF	40.00	40.00	100	2005	2005	3	44	5,386	
3	0311	WD GANG WY	0	0	0	0	18.00	SF	45.00	45.00	100	2005	2005	3	27	219	
4	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2005	2005	3	44	1,464	
5	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	540	

LAND DESCRIPTION

TOTAL OB/XF 9,607

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.42	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,500							

REVIEW DATE 06/04/2021 BY TWA Total Acres: 3.42 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 08/02/2023 BY SYS