IN OR 1520/472
PARCEL 1-2 SECS 28 & 33-5N-24
PARCEL 2-11 SEC 33-5N-24

POTURICH NICHOLAS J & TONI A
210 CAHOON ROAD
JACKSONVILLE, FL 32220

2023

28-5N-24-0000-0001-0020

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

392273 PROSPECT LANDING RD, HILLIARD

BLD DATE	02/27/2008	JH	LGL DATE	06/13/2023 MLU
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	59,260
TOTAL LAND VALUE - MARKET	129,900
TOTAL MARKET VALUE	189,160
SOH/AGL Deduction	80,147
ASSESSED VALUE	109,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,013
TOTAL JUST VALUE	189,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1520/0472	8/20/2007	WD	U	I	01	115,000

GRANTOR: POTURICH TIMOTHY J

GRANTEE: POTURICH NICHOLAS J

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	0940	SHEDS/PORT	0	0	24	15	360.00	SF	21.30	21.30	100	1990	1990	3	20	1,534	
2	0752	USP	0	0	15	8	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
3	0510	GARAGE WD-	0	0	25	21	525.00	SF	35.00	35.00	100	1990	1990	3	20	3,675	
4	0681	POLE SHED	0	0	30	25	750.00	SF	15.00	15.00	100	1990	1990	3	20	2,250	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
6	0920	CWALL-WD/M	0	0	0	0	152.00	LF	390.00	390.00	100	2014	2014	3	70	41,496	
7	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2014	2014	3	78	3,245	
8	0317	DCK PLNG W	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	70	700	

LAND DESCRIPTION

TOTAL OB/XF 59,260

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	0007	OR	0.00	0.00	1.10	AC		1.00	1.00	3.00	30,000.00	90,000.00	99,000							
2	000000	C	VAC RES	0	0007		0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.13 Total Land Value: 129,900 Market: 0 Agricultural: 0 Common: 129,900 PRINTED 08/02/2023 BY SYS