PT OF SW1/4 OF NW1/4 LYING
WEST OF R/W OF SEC 28-4N-25E &
S1/2 OF NE1/4 OF SEC 29-4N-25E

HEART PINE FARM LLC
1267 GERBING ROAD
FERNANDINA BEACH, FL 32034

2023

29-4N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

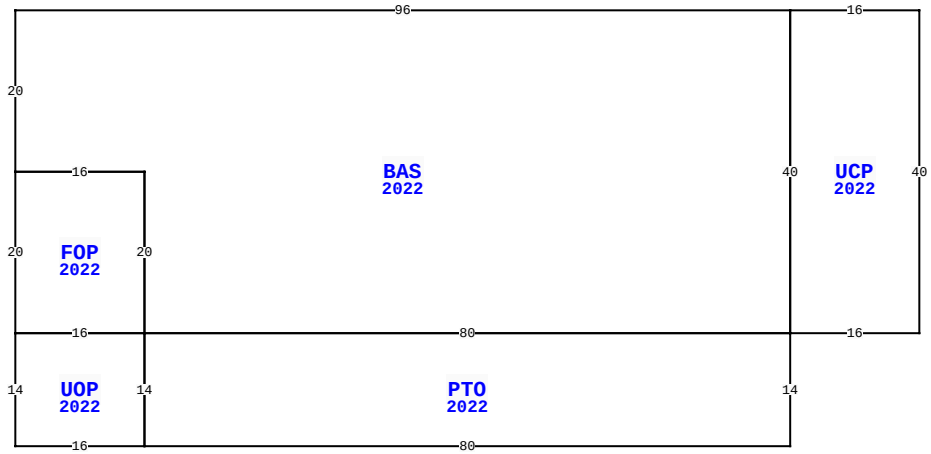
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,520	100	3,520	63,110
FOP	320	30	96	1,722
PTO	1,120	5	56	1,004
UCP	640	20	128	2,295
UOP	224	20	45	807
TOTALS	5,824		3,845	68,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,845	51.7500	18.11	69,633	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 3520 HX Base Yr



473310 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	161,296
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	264,500
TOTAL MARKET VALUE	425,796
SOH/AGL Deduction	0
ASSESSED VALUE	425,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,796
TOTAL JUST VALUE	425,796
NCON VALUE	161,296
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003355	CO ISSUED	0	03/01/2023
22006470	NEW CONSTR	444,582	04/26/2022
22005033	CO ISSUED	0	04/01/2022
21018045	XFOB	0	12/30/2021
21017366	MH MOVE-ON	0	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1488	4/05/2021	WD	Q	V	01	352,900
GRANTOR: LOYD HILDA V						
GRANTEE: HEART PINE FARM LLC						
0702/0643	4/14/1994	WD	U	V	09	114,300
GRANTOR: KITTRELL & CAMBELL ET						
GRANTEE: LOYD FRANKLIN & HIL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W16 BAS=[YR=2022] W96 S20 FOP=[YR=2022] S20
UOP=[YR=2022] S14 E16 PTO=[YR=2022] E80N14 W80 S14$ N14
W16$ E16 N20 W16$ E16 S20 E80 N40$ S40 E16 N40$.

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	52.70	AC		1.00	1.00	1.00	5,000.00	5,000.00	263,500							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 03/14/2023 BY KW Total Acres: 54.70 Total Land Value: 264,500 Market: 0 Agricultural: 0 Common: 264,500 PRINTED 08/02/2023 BY SYS

PT OF SW1/4 OF NW1/4 LYING
WEST OF R/W OF SEC 28-4N-25E &
S1/2 OF NE1/4 OF SEC 29-4N-25E

HEART PINE FARM LLC
1267 GERBING ROAD
FERNANDINA BEACH, FL 32034

2023

29-4N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		33 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

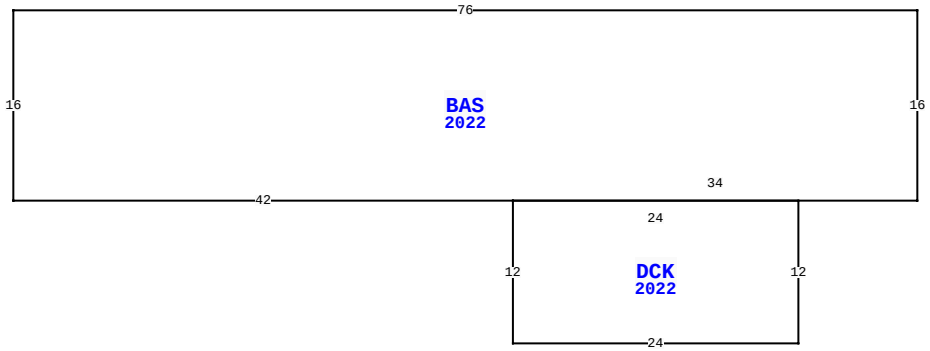
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	89,205
DCK	288	15	43	3,154
TOTALS	1,504		1,259	92,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,259	114.0000	74.10	93,292	2022	2022	0	0	0	1.00	99.00

3 MH 94NO RP – 0% - 0 Heated Area: 1216 HX Base Yr



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INCOME VALUE	
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0702/0643	4/14/1994	WD	U	V	09	114,300
GRANTOR: KITTRELL & CAMBELL ET						
GRANTEE: LOYD FRANKLIN & HIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S16 E42 DCK=[YR=2022] S12 E24 N12 W24$
E34 N16$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/14/2023 BY KW Total Acres: 54.70 Total Land Value: 264,500 Market: 0 Agricultural: 0 Common: 264,500 PRINTED 08/02/2023 BY SYS