LOTS 1-8 LYING EAST OF MIDDLE RD
WEST OF HUNT CLUB RD IN OR 2589-
(EX PT SOVEREIGN LANDS)

CHISM MICHAEL S & RHONDA L
95047 FLETCHER RD
FERNANDINA BEACH, FL 32034

2023

33-4N-25-4210-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,000
TOTAL MARKET VALUE	14,575
SOH/AGL Deduction	0
ASSESSED VALUE	14,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,575
TOTAL JUST VALUE	212,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0164	9/07/2022	WD	Q	V	05	250,000
GRANTOR: HICKS CYNTHIA						
GRANTEE: CHISM MICHAEL S & R						
2581/1559	7/28/2022	QC	U	V	11	100
GRANTOR: LEWIS ERIC & KIMBERLY						
GRANTEE: HICKS CYNTHIA						

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

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	26.50	AC		1.00	1.00	1.00	550.00	550.00	14,575							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	26.50	AC		1.00	1.00	1.00	8,000.00	8,000.00	212,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 26.50 Total Land Value: 14,575 Market: 212,000 Agricultural: 14,575 Common: 0 PRINTED 08/02/2023 BY SYS