PT OF SE1/4 OF NE1/4
IN OR 2496/1481

HOLCOMBE PAMELA S & MICHAEL P
36230 PINE ST
HILLIARD, FL 32046

2023

35-4N-25-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
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	0
TOTAL LAND VALUE - MARKET	141,480
TOTAL MARKET VALUE	141,480
SOH/AGL Deduction	0
ASSESSED VALUE	141,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,480
TOTAL JUST VALUE	141,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,480

HTD 2778/ FGR 650/ FOP 605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306964	SFR	528,275	05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1481	9/15/2021	WD	Q	V	01	78,700

GRANTOR: VANZANT CHARLES HENRY

GRANTEE: HOLCOMBE PAMELA S &

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	000000	C	VAC RES	0		OR	0.00	0.00	7.86	AC		1.00	1.00	1.00	18,000.00	18,000.00	141,480							

REVIEW DATE 06/09/2022 BY DC Total Acres: 7.86 Total Land Value: 141,480 Market: 0 Agricultural: 0 Common: 141,480 PRINTED 08/02/2023 BY SYS