SW1/4 OF NW1/4 OF
SEC 36-4N-25E (EX PT IN
DBK 119/470,OR 2005/867 & R/W)

COOPER MARY EST/FAVORS LILLIE EST
C/O ERNEST B FAVORS JR, C/O MICHAEL F FAVORS
JACKSONVILLE, FL 32219

2023

36-4N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

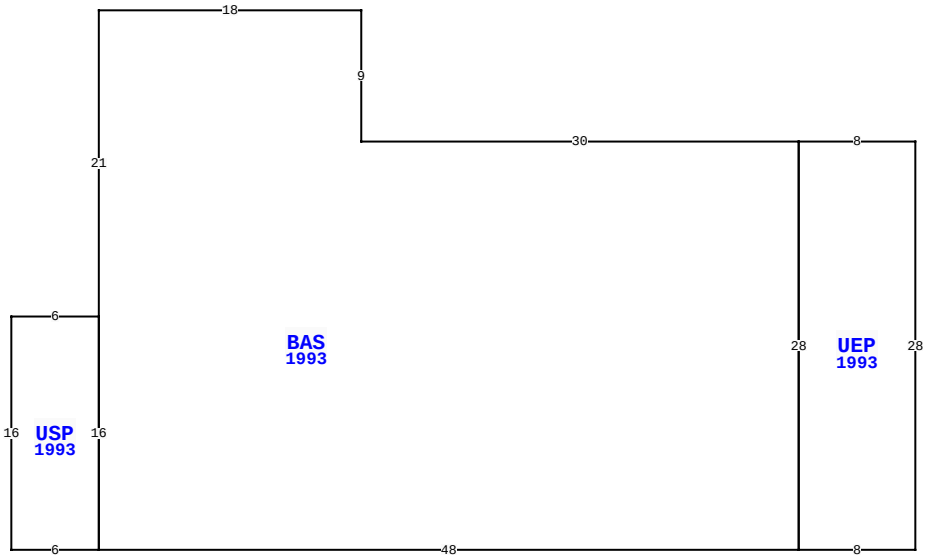
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1,506	12,967
UEP	224	60	134	1,154
USP	96	30	29	250
TOTALS	1,826		1,669	14,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,669	47.7000	43.05	71,850	1914	1914	0	0	5	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1506 HX Base Yr



58650 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,370
TOTAL MARKET OB/XF VALUE	2,454
TOTAL LAND VALUE - MARKET	415,730
TOTAL MARKET VALUE	107,751
SOH/AGL Deduction	31,617
ASSESSED VALUE	76,134
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,134
TOTAL JUST VALUE	432,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W8 BAS=[YR=1993] W30 N9 W18 S21 USP=[YR=1993] W6 S16 E6 N16$ S16 E48 N28$ S28 E8 N28$.

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	0350	CARPORT WD	0	0	16	59	944.00	SF	13.00	13.00	100	1960	1960	3	20	2,454	

LAND DESCRIPTION

TOTAL OB/XF 2,454

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	005000	C	RURAL HOME	0		OR	0.00	0.00	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,850							
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	20.92	AC		1.00	1.00	1.00	410.00	410.00	8,577							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	23.92	AC		1.00	1.00	1.00	14,000.00	14,000.00	334,880							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 26.23 Total Land Value: 90,927 Market: 334,880 Agricultural: 10,077 Common: 80,850 PRINTED 08/02/2023 BY SYS