

LOT 37  
IN OR 819 PG 1980  
NASSAU VILLAGE #1 UNR

SCOTT JEANNE HENDERSON  
P O BOX 1199  
HILLIARD, FL 32046

2023

37-1N-25-299A-0037-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 6 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 45,000 SOH/AGL Deduction 18,380 ASSESSED VALUE 26,620 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,620 TOTAL JUST VALUE 45,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 08																															
NEIGHBORHOOD/LOC 8026.00																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE						OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE															
										0819/1980	1/20/1998	QC U	I	01	100																
GRANTOR: THORNTON ALBERTA JEAN										GRANTEE: SCOTT JEANNE HENDER																					
TOTALS																				BUILDING NOTES											
EXTRA FEATURES										VONTZ CIR, CALLAHAN										BUILDING DIMENSIONS											
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							
1	000000	C	VAC RES	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS																															