IN DB "B-2" PG 476 CO REC

SCIPIO JOHN JR (HEIRS)
C/O CARL W MCCLAIREN, P O BOX 712
HILLIARD, FL 32046

2023

38-4N-25-0000-0008-0000

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

LESSIE 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	0
TOTAL MARKET OB/XF VALUE	840
TOTAL LAND VALUE - MARKET	308,000
TOTAL MARKET VALUE	10,690
SOH/AGL Deduction	532
ASSESSED VALUE	10,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,158
TOTAL JUST VALUE	308,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280

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

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	0940	SHEDS/PORT	0	0	20	10	200.00	SF	21.00	21.00	100	1960	1960	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	16.00	AC		1.00	1.00	1.00	550.00	550.00	8,800							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	175.00	175.00	1,050							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	308,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 22.00 Total Land Value: 9,850 Market: 308,000 Agricultural: 9,850 Common: 0 PRINTED 08/02/2023 BY SYS