PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 895/379
LYING NORTH OF OR 2202/1751

HOSHALL CLARK V JR EST
C/O PAIGE HAKIMIAN, PO BOX 56678
JAKSONVILLE, FL 32241

2023

44-2N-28-0000-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

OLD NASSAUVILLE RD, FERNANDINA BEACH

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	191,712
TOTAL MARKET VALUE	191,712
SOH/AGL Deduction	6,137
ASSESSED VALUE	185,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,575
TOTAL JUST VALUE	191,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0895/0379	1/08/1999	WD	U	V	07	100
GRANTOR: HUNTLEY W T & LL						
GRANTEE: HOSHALL CLARK V JR						
0862/0072	1/08/1999	WD	U	V	21	34,400
GRANTOR: HUNTLEY W T & L L						
GRANTEE: HOSHALL CLARK V JR						

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	76,685.00	SF		1.00	1.00	1.00	2.50	2.50	191,712							

REVIEW DATE 07/12/2018 BY DBKK Total Acres: 0.00 Total Land Value: 191,712 Market: 0 Agricultural: 0 Common: 191,712 PRINTED 08/02/2023 BY SYS