PT WILLIAM NELSON GRANT
SEC 38-4N-25E &
PT WILLIAM DRUMMOND GRANT

CAMPBELL MICAELA RAE
1060 BRIE WAY
BRYCEVILLE, FL 32009

2023

49-4N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

49095 VOW LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	254,660
TOTAL MARKET VALUE	254,660
SOH/AGL Deduction	154,615
ASSESSED VALUE	100,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,045
TOTAL JUST VALUE	254,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2201900	NEW CONSTR	408,162	08/04/2022
19005905	DEMOLITION	7,000	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2278/0258	5/29/2019	WD	Q	I	01	215,000
GRANTOR: WANSLEY LESLIE O L/E						
GRANTEE: CAMPBELL MICAELA RA						
1991/1104	7/17/2015	FJ	U	I	11	100
GRANTOR: WANSLEY VIRGINIA O ES						
GRANTEE: WANSLEY LESLIE O &						

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	18.19	AC		1.00	1.00	1.00	14,000.00	14,000.00	254,660							

REVIEW DATE 06/16/2023 BY KW Total Acres: 18.19 Total Land Value: 254,660 Market: 0 Agricultural: 0 Common: 254,660 PRINTED 08/02/2023 BY SYS