BLK 2 LOT 3 & N1/2 OF R/W
LYING S THEREOF ABND BY
RES #2002-134

CONNORS TRACY D & FAITH R
5707 NW 50TH PL
GAINESVILLE, FL 32653

2023

49-4N-25-4260-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5003.00		

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

4965 BILL JOHNSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	28,175
TOTAL MARKET VALUE	40,175
SOH/AGL Deduction	0
ASSESSED VALUE	40,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,175
TOTAL JUST VALUE	40,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012238	NEW CONSTR	806,524	08/10/2022
B2112266	DEMOLITION	8,000	09/14/2021
7362	REPAIR/RRF	5,000	07/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2484/1292	7/30/2021	WD	Q	I	01	105,000
GRANTOR: HOBBS GORDON F & CONN						
GRANTEE: CONNORS TRACY D & F						
0947/0489	8/29/2000	WD	Q	I		45,000
GRANTOR: MCCOOK C W & VIRGINIA						
GRANTEE: HOBBS GORDON & CONN						

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1900		100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1900		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0	0006	OR	0.00	0.00	0.46	AC		1.00	1.00	1.75	35,000.00	61,250.00	28,175							

REVIEW DATE 09/18/2018 BY KBA Total Acres: 0.46 Total Land Value: 28,175 Market: 0 Agricultural: 0 Common: 28,175 PRINTED 08/02/2023 BY SYS