PT ZACHARIAH HADDOCK GRANTS
SEC'S 48 & 50-4N-25E
IN OR 2617/1593 (EX PT IN

PICKETT EDWARD L JR
49135 NIGHT HAWK TRAIL
HILLIARD, FL 32046

2023

50-4N-25-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

KINGS FERRY RD, HILLIARD

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	3,686
TOTAL LAND VALUE - MARKET	73,800
TOTAL MARKET VALUE	77,486
SOH/AGL Deduction	0
ASSESSED VALUE	77,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,486
TOTAL JUST VALUE	77,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1593	1/31/2023	QC	U	V	11	100
GRANTOR: PURDY REBECCA E & GLE						
GRANTEE: PICKETT EDWARD L JR						
2375/0465	7/05/2020	LE	U	I	11	100
GRANTOR: PICKETT LENA						
GRANTEE: PICKETT EDWARD L 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
1	0203	BARN MTL 0	0	0	32	32	1,024.00	SF	18.00	18.00	100	1985	1985	3	20	3,686	

LAND DESCRIPTION

TOTAL OB/XF 3,686

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		OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,800							

REVIEW DATE 07/28/2023 BY KW Total Acres: 4.10 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 08/02/2023 BY SYS