PT JAMES EWIN GRANT
SEC 42-3N-25E & PT GOVT LOTS 2
& 3 OF SEC 2-3N-25E IN

CORBIN JANICE V & PETER REED
607 HOLLY RIDGE LANE
HILLIARD, FL 32046

2024

02-3N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

57966 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	0
TOTAL LAND VALUE - MARKET	137,880
TOTAL MARKET VALUE	37,668
SOH/AGL Deduction	22,138
ASSESSED VALUE	15,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,530
TOTAL JUST VALUE	137,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2201/0720	5/15/2018	SW	U	V	11	100
GRANTOR: CORBIN JANICE V F/K/A						
GRANTEE: CORBIN JANICE V & P						
0931/1435	5/09/2000	QC	U	I	01	100
GRANTOR: CRANE JEFF & JANICE V						
GRANTEE: CRANE JANICE V						

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.43	AC		1.00	1.00	1.00	415.00	415.00	2,668							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.43	AC		1.00	1.00	1.00	16,000.00	16,000.00	102,880							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 7.43 Total Land Value: 37,668 Market: 102,880 Agricultural: 2,668 Common: 35,000 PRINTED 08/06/2024 BY SYS