PT OR SW1/4
IN OR 1962/545
EX 8-7 8-8 8-9 & 8-11

EDWARDS CHARLES L & ANGELA LEE/
14080 UNCLE CHARLIE'S CIRCLE
HILLIARD, FL 32046

**2024**

**03-1N-23-0000-0008-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SR 2, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,500 |
| TOTAL MARKET VALUE | 1,265 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,265 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,265 |
| TOTAL JUST VALUE | 85,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 85,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1962/0545 | 2/05/2015 | WD | U | V | 11 | 100 |
| GRANTOR: RYALS LINDA | | | | | | |
| GRANTEE: EDWARDS CHARLES L & | | | | | | |
| 1947/1307 | 11/14/2014 | AD | U | V | 40 | 12,000 |
| GRANTOR: RYALS LINDA | | | | | | |
| GRANTEE: EDWARDS CHARLES L & | | | | | | |

## 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 | 006005 | A | PAST/GRAZE | 0 | | OR | 0.00 | 0.00 | 3.42 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,265 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 3.42 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 85,500 | | | | | | | |

REVIEW DATE 06/15/2023 BY MLU Total Acres: 3.42 Total Land Value: 1,265 Market: 85,500 Agricultural: 1,265 Common: 0 PRINTED 08/06/2024 BY SYS