PT OF SEC 3-2N-23E
IN OR 286/47 & PT OR 961/1942
& OR 1026/742

BELL DANIEL RAY JR
3462 CR 108
HILLIARD, FL 32046

2024

03-2N-23-0000-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

24997 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,362
TOTAL LAND VALUE - MARKET	114,170
TOTAL MARKET VALUE	45,200
SOH/AGL Deduction	21,375
ASSESSED VALUE	23,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,825
TOTAL JUST VALUE	127,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1428398	NEW CONSTR	0	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0286/0047	2/01/1979	FD	U	V		100

GRANTOR:

GRANTEE:

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
2	0681	POLE SHED	0	0	15	14	210.00	SF	15.00	15.00	100	2000	2000	3	28	882	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,362

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.43	AC		1.00	1.00	1.00	415.00	415.00	1,838							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.43	AC		1.00	1.00	1.00	19,000.00	19,000.00	84,170							

REVIEW DATE 03/21/2022 BY TWA Total Acres: 5.43 Total Land Value: 31,838 Market: 84,170 Agricultural: 1,838 Common: 30,000 PRINTED 08/06/2024 BY SYS