PT OF GOVT LOTS 9 & 10
PT OR 1663/178

MIXON JAMES C
2306 TOM CRAWFORD ROAD
HILLIARD, FL 32046

2024

04-1N-23-0000-0005-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

TOM CRAWFORD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	123
TOTAL MARKET VALUE	123
SOH/AGL Deduction	0
ASSESSED VALUE	123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123
TOTAL JUST VALUE	123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1663/0178	2/17/2010	WD	U	I	30	100
GRANTOR: MIXON CLARK W & JAMES						
GRANTEE: MIXON JAMES C						
1662/1035	2/12/2010	WD	U	I	30	100
GRANTOR: MIXON JAMES C						
GRANTEE: MIXON CLARK W & JEW						

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	009400	C	RIGHTOFWAY	0		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	100.00	100.00	123							

REVIEW DATE 08/21/2020 BY TWA Total Acres: 1.23 Total Land Value: 123 Market: 0 Agricultural: 0 Common: 123 PRINTED 08/06/2024 BY SYS