PT OF GOVT LOT 10
IN OR 2504/1735

MALLARD BRENDA &/TANNER IRIS EST
2387 SR 2
HILLIARD, FL 32046

2024

04-1N-23-0000-0005-0260

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,400
TOTAL MARKET VALUE	80,400
SOH/AGL Deduction	19,891
ASSESSED VALUE	60,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,509
TOTAL JUST VALUE	80,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8589	MH MOVE-ON	14,000	06/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1735	9/26/2021	QC	U	V	11	100
GRANTOR: MALLARD WILLIAM ET AL						
GRANTEE: MALLARD BRENDA						
1783/1424	1/11/2012	WD	U	I	11	100
GRANTOR: TANNER IRIS						
GRANTEE: TANNER IRIS & BREND						

2467 SR 2, HILLIARD

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

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	000000	C	VAC RES	0	0004	OR	0.00	0.00	2.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,400							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.68 Total Land Value: 80,400 Market: 0 Agricultural: 0 Common: 80,400 PRINTED 08/06/2024 BY SYS