PT OF N615 FT OF W2078 FT OF
S1/2 OR 2663/870 BEING PAR 1
ESMT OR 1236/1432

WOLLITZ ANDREA M & JUSTIN
17392 PARADISE DRIVE
HILLIARD, FL 32046

**2024**

**04-3N-23-0000-0002-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5901 | HARDWOOD SI 70-79 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OFF CR 121, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/18/2024 DC |
| INC DATE | | AG DATE | 04/19/2024 DC |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 283,220 |
| TOTAL MARKET VALUE | 4,910 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,910 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,910 |
| TOTAL JUST VALUE | 283,220 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 283,220 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH044414 | MH MOVE-ON | 0 | 01/06/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2663/870 | 7/31/2023 | WD | U | I | 11 | 100 |
| GRANTOR: COGBURN LARRY & BARBA | | | | | | |
| GRANTEE: WOLLITZ ANDREA M & | | | | | | |
| 2646/1452 | 5/24/2023 | WD | U | I | 11 | 100 |
| GRANTOR: WOLLITZ ANDREA M & JU | | | | | | |
| GRANTEE: COGBURN LARRY & BAR | | | | | | |

## 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 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 17.76 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 3,996 | | | | | | | |
| 2 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 2.47 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 914 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 20.23 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 283,220 | | | | | | | |

REVIEW DATE 04/18/2024 BY DC Total Acres: 20.23 Total Land Value: 4,910 Market: 283,220 Agricultural: 4,910 Common: 0 PRINTED 08/06/2024 BY SYS