PT SW1/4 OF NE1/4 &
PT SE1/4 OF NE1/4 SEC 4-4N-24E
IN OR 2594/575

SWILLEY BRIAN K & DONNA B
12247 WADSWORTH WAY
WOODRIDGE, VA 22192

**2024**

**04-3N-24-0000-0004-0180**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

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

KINGS FERRY RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/14/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 864 |
| TOTAL LAND VALUE - MARKET | 84,230 |
| TOTAL MARKET VALUE | 85,094 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 85,094 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 85,094 |
| TOTAL JUST VALUE | 85,094 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 85,094 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2594/0575 | 9/27/2022 | WD | Q | V | 01 | 85,000 |

GRANTOR: BENNETTS PROPERTY SER

GRANTEE: SWILLEY BRIAN K & D

### 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 | 0680 | POLE SHED | 0 | 0 | 24 | 18 | 432.00 | SF | 10.00 | 10.00 | 100 | 2023 | 1993 | | 20 | 864 | |

### LAND DESCRIPTION

TOTAL OB/XF 864

| 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 | 000115 | C | SFR ACRES | 0 | | A-1 | 0.00 | 0.00 | 4.18 | AC | | 1.00 | 1.00 | 0.80 | 25,000.00 | 20,000.00 | 83,600 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | A-1 | 0.00 | 0.00 | 1.26 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 630 | | | | | | | |

REVIEW DATE 05/18/2023 BY WWA Total Acres: 5.44 Total Land Value: 84,230 Market: 0 Agricultural: 0 Common: 84,230 PRINTED 08/06/2024 BY SYS