LOTS 1 THRU 7, 11 & 12
DUNNS SURVEY & PT OF SW1/4 OF
NW1/4 OF SEC 4-3N-24E IN OR 2480

BROCK CHADWICK
PO BOX 1325
HILLIARD, FL 32046

2024

04-3N-24-2320-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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 US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 DC
INC DATE		AG DATE	03/20/2024 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	597,100
TOTAL MARKET VALUE	55,198
SOH/AGL Deduction	0
ASSESSED VALUE	55,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,198
TOTAL JUST VALUE	597,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2480/0214	7/15/2021	WD	Q	I	01	424,000
GRANTOR: FAHLGREN KIMBERLY JOY						
GRANTEE: BROCK CHADWICK						
2352/0179	4/06/2020	WD	Q	V	01	350,000
GRANTOR: FAHLGREN KIMBERLY JOY						
GRANTEE: BROCK CHADWICK						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	72.42	AC		1.00	1.00	1.00	555.00	555.00	40,193							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	415.00	415.00	11,205							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	119.42	AC		1.00	1.00	1.00	5,000.00	5,000.00	597,100							

REVIEW DATE 03/20/2024 BY DC Total Acres: 119.42 Total Land Value: 55,198 Market: 597,100 Agricultural: 55,198 Common: 0 PRINTED 08/06/2024 BY SYS