BLOCK 11 LOTS 1-2-3-4
IN OR 287 PG 44
HILLIARD HGTS (7-1)

FLORIDA LAND TRUST NO/FLA TRUST SERVICES LLC TRUST
P O BOX 6367
JACKSONVILLE, FL 32236

**2024**

**05-3N-24-0000-0007-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SWEARINGEN RD, HILLIARD

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 6,000 |
| TOTAL LAND VALUE - MARKET | 18,900 |
| TOTAL MARKET VALUE | 24,900 |
| SOH/AGL Deduction | 325 |
| ASSESSED VALUE | 24,575 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 24,575 |
| TOTAL JUST VALUE | 24,900 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 24,900 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2500/1387 | 9/28/2021 | TX | U | V | 11 | 5,300 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: FLORIDA LAND TRUST | | | | | | |
| 0287/0044 | 3/01/1979 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2005 | 2005 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 000001 | C | V RS W/XFOB | 0 | | OR | 0.00 | 0.00 | 0.21 | AC | | 1.00 | 1.00 | 3.00 | 30,000.00 | 90,000.00 | 18,900 | | | | | | | |

REVIEW DATE 03/27/2024 BY WWA Total Acres: 0.21 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 08/06/2024 BY SYS