

PT OF NE1/4 OF SEC 05-3N-25E
IN OR 1522/617, OR 1589/875,
OR 1770/1708 BEING PARAGRAPH 1

JACKSON CHARLES DAVID
47542 TURKEY TOWN LANE
HILLIARD, FL 32046

2024

05-3N-25-0000-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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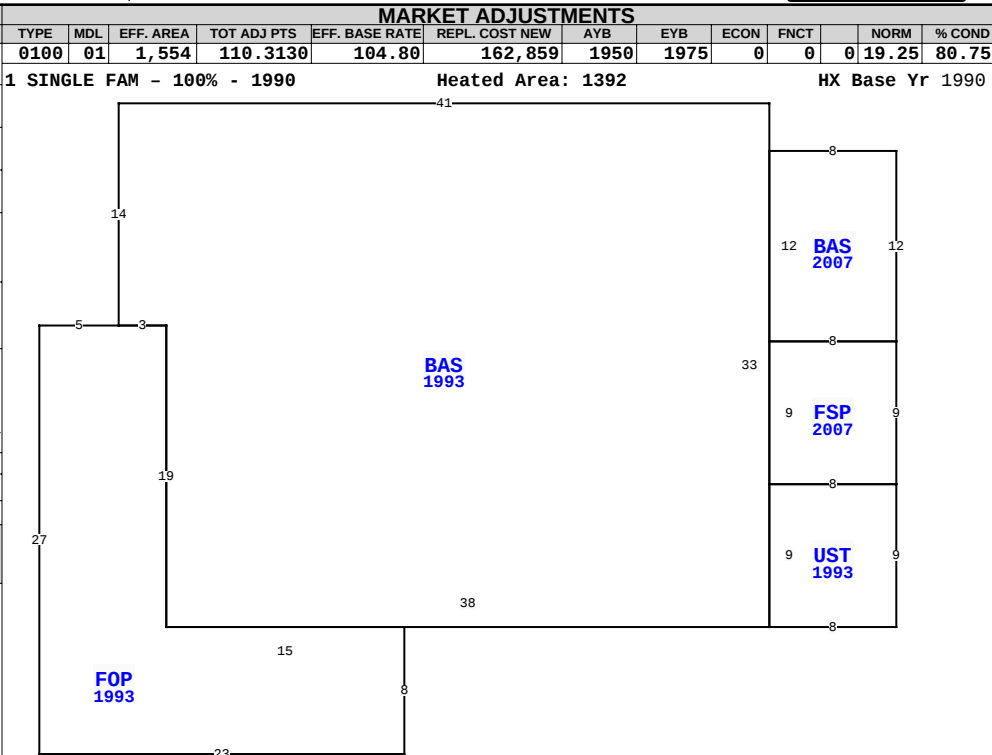
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	109,675
BAS	96	100	96	8,124
FOP	336	30	101	8,547
FSP	72	40	29	2,454
UST	72	45	32	2,708

TOTALS	1,872		1,554	131,509
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	1,296.00	SF	4.00	4.00
3	0351	CARPORT MT	0 100	40	20	800.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.26
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	4.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	4.00

REVIEW DATE	04/15/2024	BY	DC
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024
INC DATE		AG DATE	04/15/2024

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1950	1950	3	20	400	
100	1997	1997	3	73	3,784	
100	2017	2017	3	78	6,240	

TOTAL OB/XF									
10,424									

Total Acres:	6.26	Total Land Value:	80,580	Market:	64,000	Agricultural:	1,480
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		144,886	
TOTAL MARKET OB/XF VALUE		10,424	
TOTAL LAND VALUE - MARKET		143,100	
TOTAL MARKET VALUE		235,890	
SOH/AGL Deduction		135,055	
ASSESSED VALUE		100,835	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		50,835	
TOTAL JUST VALUE		298,410	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,448	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2530/1977	1/19/2022	QC U	I	I	11	100	
GRANTOR: JACKSON CHARLES DAVID							
GRANTEE: JACKSON CHARLES DAV							
1794/0657	5/16/2012	QC U	I	I	11	100	
GRANTOR: JACKSON CHARLES DAVID							
GRANTEE: JACKSON CHARLES DAV							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W41 S14 FOP=[YR=1993] W5 S27 E23 N8 W15 N19 W3\$ E3 S19 E38 UST=[YR=1993] E8 N9 FSP=[YR=2007] N9 BAS=[YR=2007] N12 W8 S12 E8\$ W8 S9 E8\$ W8 S9\$ N33\$.							

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