N1/2 OF LOT 1
PT OR 630 PG 1124

ST JOHNS RIVER WATER MGMT DIST
PO BOX 1429
PALATKA, FL 32177

**2024**

**07-4N-24-0000-0001-0000**

## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 8000 | VAC GOVERNMENTAL | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

LAKE HAMPTON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/24/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 320,000 |
| TOTAL MARKET VALUE | | 320,000 |
| SOH/AGL Deduction | | 175,632 |
| ASSESSED VALUE | | 144,368 |
| TOTAL EXEMPTION VALUE | 05 | 144,368 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 320,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0630/1124 | 7/11/1991 | WD | U | V | 09 | 2,656,500 |
| GRANTOR: HENDERSON TIMBERLAND | | | | | | |
| GRANTEE: ST JOHNS RIVER WATE | | | | | | |
| 0630/1120 | 7/11/1991 | QC | U | I | 09 | 100 |
| GRANTOR: STROTHERS TIMBERLAND | | | | | | |
| GRANTEE: HENDERSON TIMBERLAN | | | | | | |

## 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 | 008700 | C | STATE | 0 | | OR | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 320,000 | | | | | | | |

REVIEW DATE 05/24/2023 BY MLU Total Acres: 40.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/06/2024 BY SYS