BLK 92 LOTS 17 & 18
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

DAYSPRING PROPERTY SERVICES LLC
PO BOX 1080
HILLIARD, FL 32046

2024

08-3N-24-2380-0092-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

EIGHTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 DC
INC DATE		AG DATE	05/20/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	5
SOH/AGL Deduction	0
ASSESSED VALUE	5
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5
TOTAL JUST VALUE	15,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/891	7/17/2023	WD	U	V	37	435,000
GRANTOR: FRANKLIN MICHAEL & VI						
GRANTEE: DAYSPRING PROPERTY						
2606/0053	7/18/2022	WD	Q	V	05	3,500
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: FRANKLIN MICHAEL &						

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		R-2	50.00	125.00	0.14	AC		1.00	1.00	1.00	34.00	34.00	5							
2	009910	M	MKT.VAL.AG	0		R-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	300.00	300.00	15,000							

REVIEW DATE 05/20/2024 BY DC Total Acres: 0.14 Total Land Value: 5 Market: 15,000 Agricultural: 5 Common: 0 PRINTED 08/06/2024 BY SYS