BLK 105 LOT 23
TOWN OF HILLIARD WEST S/D OF
SEC 8-3N-24E PBK 1/23

LUBECK ERNEST F EST
C/O TOM HINKES ETAL, 21042 NORTH 123RD DRIVE
SUN CITY WEST, AZ 85375

2024

08-3N-24-2380-0105-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

SIXTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,250
TOTAL MARKET VALUE	1,250
SOH/AGL Deduction	315
ASSESSED VALUE	935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	935
TOTAL JUST VALUE	1,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1264/1277	10/08/2004	QC	U	V	06	100

GRANTOR: SCUSSELL MAE

GRANTEE: HINKES SANDRA K ETA

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	000000	C	VAC RES	0	0006	RM-4	25.00	125.00	25.00	FF		1.00	1.00	1.00	50.00	50.00	1,250							

REVIEW DATE 05/22/2024 BY MLU Total Acres: 0.00 Total Land Value: 1,250 Market: 0 Agricultural: 0 Common: 1,250 PRINTED 08/06/2024 BY SYS