N150'OF E125'OF SW1/4 OF NE1/4
IN OR 2293/914

TWOGATE HUNTING CLUB LODGE INC
PO BOX 781
HILLIARD, FL 32046

2024

08-3N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

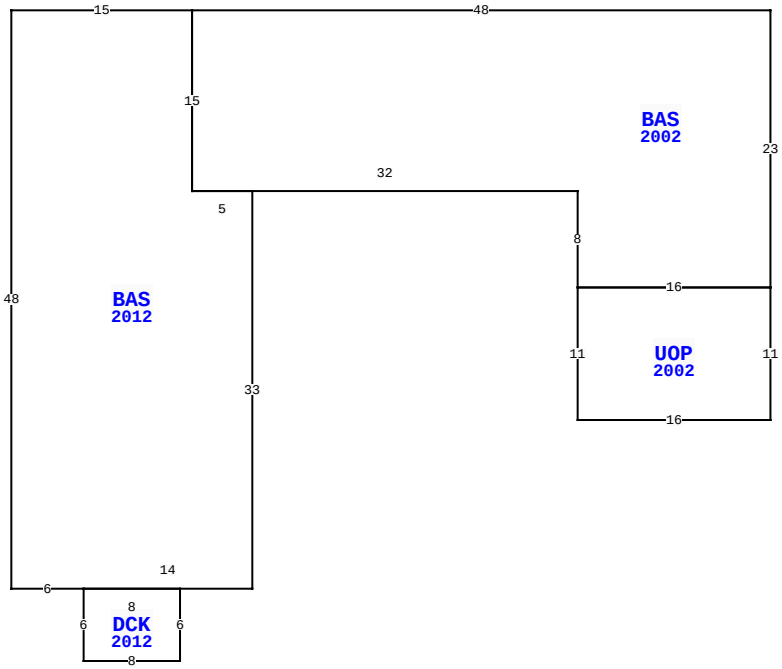
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	848	100	848	73,574
BAS	885	100	885	76,785
DCK	48	10	5	434
UOP	176	20	35	3,037
TOTALS	1,957		1,773	153,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	102.9000	97.76	173,328	1991	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 0 Heated Area: 1733 HX Base Yr



151504 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,642
TOTAL MARKET OB/XF VALUE	9,745
TOTAL LAND VALUE - MARKET	15,050
TOTAL MARKET VALUE	261,437
SOH/AGL Deduction	0
ASSESSED VALUE	261,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,437
TOTAL JUST VALUE	261,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0914	7/26/2019	QC	U	I	11	100
GRANTOR: TWO GATE HUNTING CLUB						
GRANTEE: TWO GATE HUNTING CL						
0900/0749	9/22/1999	QC	U	V	06	100
GRANTOR: COLBERT TERRY & R HAR						
GRANTEE: TOW GATE HUNTING CL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W48 BAS=[YR=2012] W15 S48 E6 DCK=[YR=2012] S6 E8 N6 W8$ E14 N33 W5 N15$ S15 E32 S8 UOP=[YR=2002] S11 E16 N11 W16$ E16 N23$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0681	POLE SHED	0	0	60	30	1,800.00	SF	15.00	15.00	100	2001	2001	3	29	7,830	
3	0462	ST/AL FNC	0	0	18	7	126.00	SF	10.00	10.00	100	1997	1997	3	25	315	

LAND DESCRIPTION

TOTAL OB/XF 9,745

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	0.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	15,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.43 Total Land Value: 15,050 Market: 0 Agricultural: 0 Common: 15,050 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

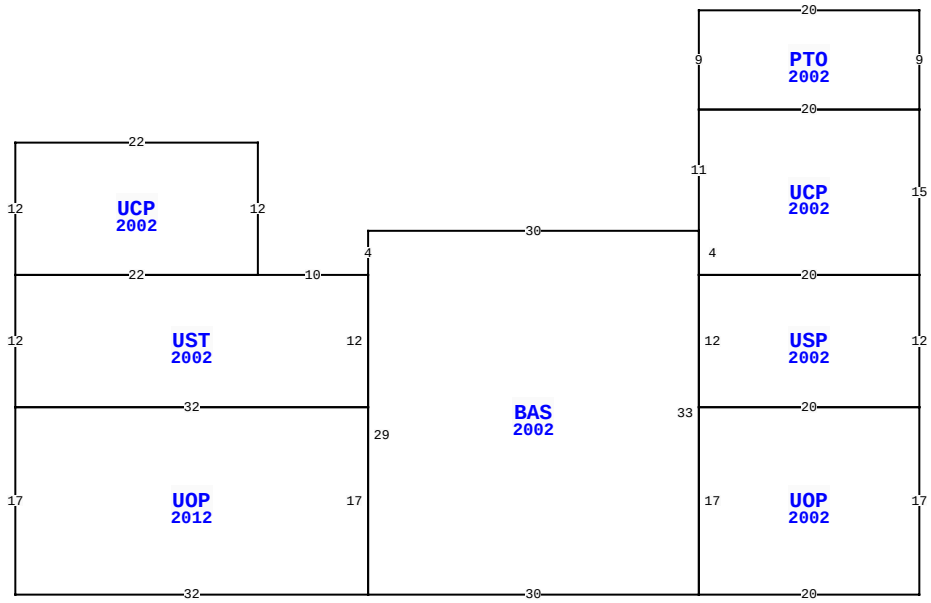
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	990	53,445
PTO	180	5	9	486
UCP	264	20	53	2,861
UCP	300	20	60	3,239
UOP	340	20	68	3,671
UOP	544	20	109	5,884
USP	240	30	72	3,887
UST	384	45	173	9,339
TOTALS	3,242		1,534	82,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,534	118.0000	59.00	90,506	1997	2005	0	0	0	8.50	91.50

2 ACCESORY U – 0% - 0 Heated Area: 990 HX Base Yr



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0900/0749	9/22/1999	QC	U	V	06	100
GRANTOR: COLBERT TERRY & R HAR						
GRANTEE: TOW GATE HUNTING CL						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W20 S9 UCP=[YR=2002] S11 BAS=[YR=2002] W30 S4 UST=[YR=2002] W10 UCP=[YR=2002] N12 W22 S12 E22$ W22 S12 UOP=[YR=2012] S17 E32 N17 W32$ E32 N12$ S29 E30 UOP=[YR=2002] E20 N17 USP=[YR=2002] N12 W20 S12 E20$ W20 S17$ N33$ S4 E20 N15 W20$ E20 N9$.

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

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