PT OF NW1/4 OF SE1/4
IN OR 2594/351
ESMT IN OR 2627-1180

WHITAKER LEONARD III & JESSICA DANIELLE
1839 DARTMOUTH DRIVE
MIDDLEBURG, FL 32068

2024

08-3N-25-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

47017 HARMONY ACRES TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,080
TOTAL MARKET VALUE	110,080
SOH/AGL Deduction	0
ASSESSED VALUE	110,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,080
TOTAL JUST VALUE	110,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2302098	NEW CONSTR	481,680	02/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0351	9/30/2022	WD	U	V	30	110,000

GRANTOR: CONGER STEPHEN HAYWAR
GRANTEE: WHITAKER LEONARD EA

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	000115	C	SFR ACRES	0		OR	0.00	0.00	6.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	110,080							

REVIEW DATE 05/09/2024 BY TW Total Acres: 6.88 Total Land Value: 110,080 Market: 0 Agricultural: 0 Common: 110,080 PRINTED 08/06/2024 BY SYS