PT OR 1688/1713

ALDERMAN SHAYONA MICHELLE
8308 HOMEPORT CT
JACKSONVILLE, FL 32244

2024

08-4N-25-0000-0002-0000

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

49123 HENDERSON RD, HILLIARD

BLD DATE	05/16/2007 KWDJ	LGL DATE	
XF DATE		LAND DATE	
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	5,950
TOTAL MARKET VALUE	5,950
SOH/AGL Deduction	0
ASSESSED VALUE	5,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,950
TOTAL JUST VALUE	5,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1688/1713	7/15/2010	PR	U	I	19	100
GRANTOR: ALDERMAN SHAYONA MICH						
GRANTEE: ALDERMAN SHAYONA MI						
1609/0887	3/04/2009	WD	U	V	19	100
GRANTOR: FAVORS LILLIE C & BEA						
GRANTEE: ALDERMAN PATRICIA I						

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	0005	OR	0.00	0.00	0.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	5,950							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 0.17 Total Land Value: 5,950 Market: 0 Agricultural: 0 Common: 5,950 PRINTED 08/06/2024 BY SYS