

PT LOT 1 PT OR 2300/811  
BEING PARCEL 4  
CROSSROADS OR 2297/719

TWO GATE HUNTING CLUB LODGE INC  
PO BOX 781  
HILLIARD, FL 32046

2024

09-3N-25-0301-0001-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																					VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,500 TOTAL MARKET VALUE 3,500 SOH/AGL Deduction 572 ASSESSED VALUE 2,928 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,928 TOTAL JUST VALUE 3,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,500														
DOR CODE		0000 VACANT																					PERMIT NUM				DESCRIPTION				AMT		ISSUED		
MAP NUM																																			
NEIGHBORHOOD/LOC		5001.00																					SALES DATA												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
																					2300/0811	8/26/2019	QC	U	V	11	100								
TOTALS																						GRANTOR: RAYDIENT LLC GRANTEE: TWO GATE HUNTING CL													
EXTRA FEATURES										MICKEY LN, HILLIARD										BUILDING NOTES															
L N	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	BUILDING DIMENSIONS																		
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	3,500																		
REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.10 Total Land Value: 3,500 Market: 0 Agricultural: 0 Common: 3,500 PRINTED 08/06/2024 BY SYS																																			