

LOT 6
 CROSSROADS OR 2297/719
 UTIL ESMT IN OR 2459-639

WHITLOCK LESLIE & STEPHANIE
 PO BOX 1009
 HILLIARD, FL 32046

2024

09-3N-25-0301-0006-0000



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			
																	Tax Group: 4		STANDARD	
																	Tax Dist:			
																	BUILDING MARKET VALUE		0	
																	TOTAL MARKET OB/XF VALUE		0	
																	TOTAL LAND VALUE - MARKET		379,815	
																	TOTAL MARKET VALUE		379,815	
																	SOH/AGL Deduction		169,304	
																	ASSESSED VALUE		210,511	
																	TOTAL EXEMPTION VALUE		0	
																	BASE TAXABLE VALUE		210,511	
																	TOTAL JUST VALUE		379,815	
																	NCON VALUE		0	
																	INCOME VALUE			
																	PREVIOUS YEAR MKT VALUE		379,815	

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS			

151588 CR 108, HILLIARD

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0057	3/06/2020	SW	Q	V	01	200,000
GRANTOR: RAYDIENT LLC						
GRANTEE: WHITLOCK LESLIE & S						

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 NOTES														

BUILDING DIMENSIONS														

LAND DESCRIPTION										TOTAL OB/XF														
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	009900	C	AC NON-AG	0		OR	0.00	0.00	26.67	AC		1.00	1.00	1.00	14,000.00	14,000.00	373,380							
2	009630	C	SWAMP	0		OR	0.00	0.00	12.87	AC		1.00	1.00	1.00	500.00	500.00	6,435							