LOTS 6 TO 9 INC
IN OR 1784/1697
ESMT PT OR 1717/765

HIXON JOSEPH M
3948 3RD ST S STE #432
JACKSONVILLE BEACH, FL 32250

2024

09-4N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/27/2024 DC
INC DATE		AG DATE	02/27/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	58,616
SOH/AGL Deduction	0
ASSESSED VALUE	58,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,616
TOTAL JUST VALUE	400,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1784/1697	3/16/2012	WD	U	V	37	512,000
GRANTOR: PHILIPS JANE G CO-TRU						
GRANTEE: HIXON JOSEPH M						
0912/1928	12/28/1999	WD	U	I	01	100
GRANTOR: PHILIPS EBER B SR & J						
GRANTEE: PHILIPS EBER B SR &						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	94.01	AC		1.00	1.00	1.00	190.00	190.00	17,862							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	42.44	AC		1.00	1.00	1.00	730.00	730.00	30,981							
3	005600	A	TIMBER 3 SI	0		OR			23.55	AC		1.00	1.00	1.00	415.00	415.00	9,773							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	160.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	400,000							

REVIEW DATE 02/27/2024 BY DC Total Acres: 160.00 Total Land Value: 58,616 Market: 400,000 Agricultural: 58,616 Common: 0 PRINTED 08/06/2024 BY SYS