LOTS 3 & 4
IN OR 2363/242
EX R/W OR 489/513

ALLEN JOHN M/JONES REBECCA LINDSEY
27085 POTTS WAY
HILLIARD, FL 32046

2024

14-3N-23-2020-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

BELL RD, 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	16,547
TOTAL LAND VALUE - MARKET	273,700
TOTAL MARKET VALUE	29,244
SOH/AGL Deduction	3,091
ASSESSED VALUE	26,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,153
TOTAL JUST VALUE	290,247
NCON VALUE	3,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22575	ELEC OTHER	0	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0242	5/13/2020	WD	Q	V	01	120,000
GRANTOR: BAZAR RICHARD E & LIN						
GRANTEE: ALLEN JOHN M & REBE						
1660/1088	1/22/2010	WD	U	V	11	100
GRANTOR: COLLINS CHARLES						
GRANTEE: BAZAR RICHARD E & L						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	
2	0811	CONCRETE B	0	0	38	16	608.00	SF	5.20	5.20	100	2017	2017	3	97	3,067	
3	0351	CARPORT MT	0	0	32	14	448.00	SF	10.00	10.00	100	2024	2023		100	4,480	
4	0351	CARPORT MT	0	0	25	12	300.00	SF	10.00	10.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,547

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	10.55	AC		1.00	1.00	1.00	730.00	730.00	7,702							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	555.00	555.00	4,995							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.55	AC		1.00	1.00	1.00	14,000.00	14,000.00	273,700							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 19.55 Total Land Value: 12,697 Market: 273,700 Agricultural: 12,697 Common: 0 PRINTED 08/06/2024 BY SYS