IN OR 1840/64
LYING E'LY & ADJ TO SR 121
R/W IN OR 787/955

REWIS PATRICK W & SARA D
3168 RIVER RD
HILLIARD, FL 32046

2024

15-2N-23-0000-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

22461 EARNHARDT DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	83,280
TOTAL LAND VALUE - MARKET	230,700
TOTAL MARKET VALUE	122,005
SOH/AGL Deduction	51,386
ASSESSED VALUE	70,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,619
TOTAL JUST VALUE	313,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633116	XFOB	0	09/30/2016
7922	MH MOVE-ON	3,500	09/06/1989
7756	MH MOVE-ON	13,500	04/03/1989
7515	MH MOVE-ON	3,000	10/12/1988
7516	MH MOVE-ON	3,500	10/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1840/0064	2/05/2013	WD	Q	I	01	60,000
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: REWIS PATICK W & SA						
1745/0799	6/29/2011	WD	U	I	38	21,500
GRANTOR: HURAIRA FAROUK						
GRANTEE: HIGGINBOTHAM JIMMY						

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	1988	1988	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
3	0681	POLE SHED	0	0	60	40	2,400.00	SF	30.00	30.00	100	2016	2016	3	81	58,320	
4	0681	POLE SHED	0	0	60	16	960.00	SF	15.00	15.00	100	2019	2019	3	90	12,960	

LAND DESCRIPTION

TOTAL OB/XF 83,280

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005401	A	TIMB2-1 SI	0	0006	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	795.00	795.00	7,155							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.38	AC		1.00	1.00	1.00	500.00	500.00	1,190							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.38	AC		1.00	1.00	1.00	15,000.00	15,000.00	200,700							

REVIEW DATE 03/08/2022 BY TWA Total Acres: 14.38 Total Land Value: 38,725 Market: 200,700 Agricultural: 8,725 Common: 30,000 PRINTED 08/06/2024 BY SYS