PT SW1/4 OF SE1/4
OF SEC 15-3N-24E
IN OR 2123/1311 & OR 2424/663

EMPTY NEST FARMS LLC
550830 US HWY 1
HILLIARD, FL 32046

2024

15-3N-24-0000-0009-0020

BUILDING CHARACTERISTICS

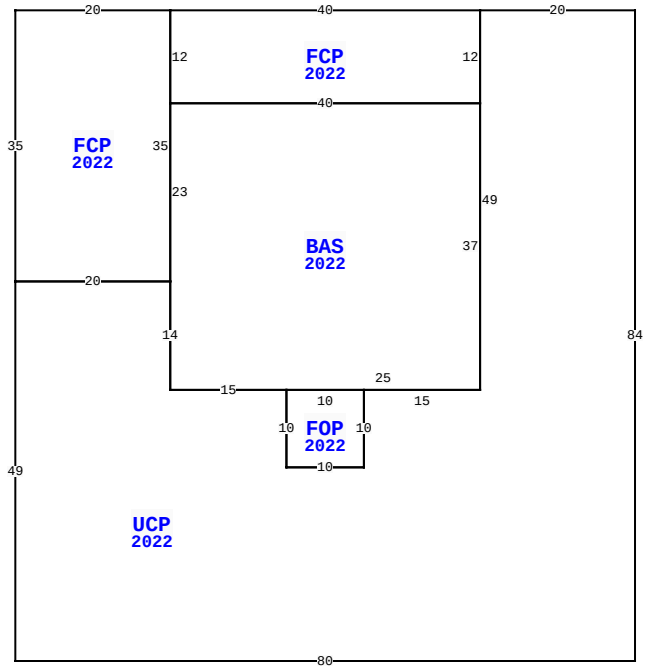
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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
BAS	1,480	100	1,480	186,998
FCP	480	25	120	15,162
FCP	700	25	175	22,112
FOP	100	30	30	3,790
UCP	3,960	20	792	100,070
TOTALS	6,720		2,597	328,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,597	101.2320	126.54	328,624	2022	2022	0	0	0	0.15	99.85

1 SNGL FAM – 0% - 0 Heated Area: 1480 HX Base Yr



550830 US HWY 1, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	348,099
TOTAL MARKET OB/XF VALUE	5,720
TOTAL LAND VALUE - MARKET	320,400
TOTAL MARKET VALUE	414,058
SOH/AGL Deduction	88,161
ASSESSED VALUE	325,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,897
TOTAL JUST VALUE	674,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	605,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013962	CO ISSUED	0	09/14/2022
21001346	NEW CONSTR	437,656	02/05/2021
19001346	XFOB	0	02/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0663	1/11/2021	QC	U	V	11	100
GRANTOR: REED MICHAEL H & GAYL						
GRANTEE: EMPTY NEST FARMS LL						
2123/1311	5/05/2017	WD	Q	V	01	129,000
GRANTOR: JOHNSON RORY H & PATR						
GRANTEE: EMPTY NEST FARMS LL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W20 FCP=[YR=2022] W40 FCP=[YR=2022] W20 S35 E20 BAS=[YR=2022] S14 E15 FOP=[YR=2022] S10 E10 N10 W10$ E25 N37 W40 S23$ N35$ S12 E40 N12$ S49 W15 S10 W10 N10 W15 N14 W20 S49 E80 N84$.

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	0811	CONCRETE B	2	0	0	0	1,100.00	SF	5.20	5.20	100	2023	2023		100	5,720	

LAND DESCRIPTION

TOTAL OB/XF 5,720

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			0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	19.35	AC		1.00	1.00	1.00	555.00	555.00	10,739							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	19.35	AC		1.00	1.00	1.00	14,000.00	14,000.00	270,900							

REVIEW DATE 10/11/2022 BY WW Total Acres: 21.00 Total Land Value: 60,239 Market: 270,900 Agricultural: 10,739 Common: 49,500 PRINTED 08/06/2024 BY SYS

PT SW1/4 OF SE1/4
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

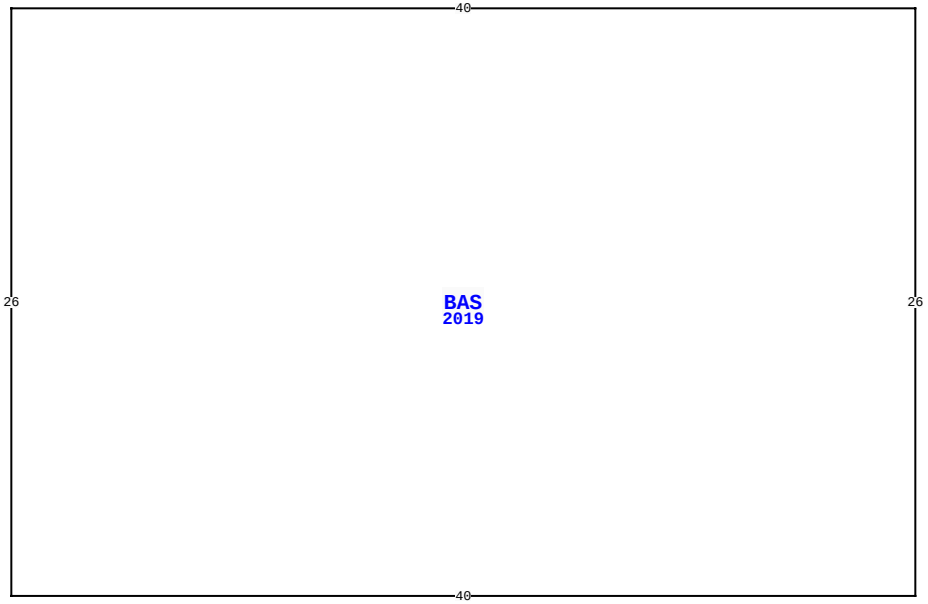
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	19,968
TOTALS	1,040		1,040	19,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	20.00	20,800	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 0% - 0 Heated Area: 1040 HX Base Yr



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2123/1311	5/05/2017	WD	Q	V	01	129,000
GRANTOR: JOHNSON RORY H & PATR						
GRANTEE: EMPTY NEST FARMS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S26 E40 N26$.

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

REVIEW DATE 10/11/2022 BY WW Total Acres: 21.00 Total Land Value: 60,239 Market: 270,900 Agricultural: 10,739 Common: 49,500 PRINTED 08/06/2024 BY SYS