

LOTS 7 8 & 9
IN OR 862/1464
ESMT PT OR 862/1466

DEAN MICHAEL J & DAWN F
PO BOX 417
HILLIARD, FL 32046-0417

2024

15-3N-24-2320-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,344	100	1,344	139,868
FOP	336	30	101	10,511
FSP	336	40	134	13,945
FUS	1,008	100	1,008	104,901
TOTALS	3,024		2,587	269,226

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0350	CARPORT WD	0	100	27	19	513.00	SF	13.00	13.00	
3	1242	WD DECK A	0	100	7	7	49.00	SF	10.00	10.00	
4	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	
5	0681	POLE SHED	0	100	16	8	128.00	SF	11.25	11.25	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC	1.00
2	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	1.00
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	29.29	AC	1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	29.29	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,587	94.6080	118.26	305,939	1999	1999	0	0	12.00	88.00
1 SNGL FAM - 100% - 2000 Heated Area: 2352 HX Base Yr 2000											
FSP 2009 FUS 2009 BAS 2009 FOP 2009											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
17,468											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		269,226	
TOTAL MARKET OB/XF VALUE		17,468	
TOTAL LAND VALUE - MARKET		470,060	
TOTAL MARKET VALUE		362,950	
SOH/AGL Deduction		159,890	
ASSESSED VALUE		203,060	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		153,060	
TOTAL JUST VALUE		756,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		744,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010016	XFOB	0	09/23/2019
C5214	CO ISSUED	0	02/22/2010
E22262	ELEC OTHER	0	11/01/2009
M14787	MECH OTHER	0	09/01/2009
P13921	OTHER	0	09/01/2009
MH5214	MH MOVE-ON	0	09/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0862/1464	1/13/1999	WD	Q	V		90,000	
GRANTOR: REYNOLDS ERNEST DAVID							
GRANTEE: DEAN MICHAEL J & DA							
0632/0720	7/31/1991	WD	Q	V		34,800	
GRANTOR: STROTHER TIMBERLANDS							
GRANTEE: REYNOLDS ERNEST & P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2009] W42 S8 BAS=[YR=2009] S32 FOP=[YR=2009] S8 E42 N8 W42\$ E42 N32 W42\$ E42 N8\$ PTR=E15 FUS=[YR=2009] E42 S24 W42 N24\$ W15\$.											