PT GOVT LOT 3 OF SEC 16-2N-23E
IN OR 1308/1539
BEING PARCEL "2"

DAKBRA VENTURES LLC
4500 N HIATUS RD, SUITE #213
SUNRISE, FL 33351

2024

16-2N-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

DRURY FERRY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	384,000
TOTAL MARKET VALUE	22,810
SOH/AGL Deduction	0
ASSESSED VALUE	22,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,810
TOTAL JUST VALUE	384,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/1948	2/08/2018	PR	U	V	19	100
GRANTOR: SCABAROZI MICHELLE JE						
GRANTEE: SMITH DAKOTA LANE E						
1308/1539	4/11/2005	TD	Q	V		336,000
GRANTOR: HARRELL WILLIAM H TRU						
GRANTEE: DAKBRA VENTURES LLC						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	415.00	415.00	9,545							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	555.00	555.00	8,325							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	26.00	AC		1.00	1.00	1.00	190.00	190.00	4,940							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	64.00	AC		1.00	1.00	1.20	5,000.00	6,000.00	384,000							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 64.00 Total Land Value: 22,810 Market: 384,000 Agricultural: 22,810 Common: 0 PRINTED 08/06/2024 BY SYS