IN OR 1924/1722
EX 6-27 6-28 & 6-29

SIMS KENNETH
PO BOX 1335
HILLIARD, FL 32046

2024

16-3N-24-0000-0006-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

JOY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,297
TOTAL MARKET VALUE	31,297
SOH/AGL Deduction	288
ASSESSED VALUE	31,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,009
TOTAL JUST VALUE	31,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9708223	NEW CONSTR	5,950	08/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1924/1722	4/25/2014	TD	U	V	19	4,300
GRANTOR: ABBOTT DOREEN TRUSTEE						
GRANTEE: SIMS KENNETH						
1301/1690	3/15/2005	PR	U	I	06	100
GRANTOR: SIMS CLARA FRANCES P/						
GRANTEE: SIMS CLARA FRANCES						

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	000115	C	SFR ACRES	0		R-1	- 0.00	0.00	1.39	AC		1.00	1.00	0.75	30,000.00	22,500.00	31,275							
2	009400	C	RIGHTOFWAY	0		R-1	-		0.22	AC		1.00	1.00	1.00	100.00	100.00	22							

REVIEW DATE 03/21/2024 BY DC Total Acres: 1.61 Total Land Value: 31,297 Market: 0 Agricultural: 0 Common: 31,297 PRINTED 08/06/2024 BY SYS