PT S1/2 OF NE1/4 OF SE1/4 OF
SEC 16-3N-24E IN OR 2475/707

AXIS MANAGEMENT INC
PO BOX 1107
HILLIARD, FL 32046

2024

16-3N-24-0000-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2024 DC
INC DATE		AG DATE	03/08/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,010
TOTAL MARKET VALUE	1,090
SOH/AGL Deduction	0
ASSESSED VALUE	1,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,090
TOTAL JUST VALUE	98,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2475/0707	6/29/2021	WD	Q	V	01	62,000
GRANTOR: HOBBS GORDON F & CONN						
GRANTEE: AXIS MANAGEMENT INC						
2404/1535	10/30/2020	WD	U	V	37	20,000
GRANTOR: SEWELL ERMA M A/K/A E						
GRANTEE: HOBBS GORDON FRANKL						

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	005501	A	TIMB2-2 SI	0		M-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	545.00	545.00	1,090							
2	009910	M	MKT.VAL.AG	0		M-1	0.00	0.00	87,120.00	SF		1.00	1.00	1.50	0.75	1.13	98,010							

REVIEW DATE 03/08/2024 BY DC Total Acres: 2.00 Total Land Value: 1,090 Market: 98,010 Agricultural: 1,090 Common: 0 PRINTED 08/06/2024 BY SYS