PT S1/2 OF NE1/4 OF SE1/4
OF SEC 16-3N-24E IN OR 2686/1628

FLORIDA INFRASTRUCTURE INC
37387 HENRY SMITH RD
HILLIARD, FL 32046

2024

16-3N-24-0000-0024-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
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	05/19/2023 MLU
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	159,332
TOTAL MARKET VALUE	159,332
SOH/AGL Deduction	0
ASSESSED VALUE	159,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,332
TOTAL JUST VALUE	159,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1628	12/21/2023	WD	Q	V	01	215,000

GRANTOR: AXIS MANAGEMENT INC
GRANTEE: FLORIDA INFRASTRUCT

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	004000	C	VAC INDUSTIR	0		M-1			206,910.00	SF		1.00	1.00	1.00	0.75	0.75	155,182							
2	009605	C	WETLANDS	0		M-1			4.15	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,150							

REVIEW DATE 01/19/2024 BY WWA Total Acres: 8.90 Total Land Value: 159,332 Market: 0 Agricultural: 0 Common: 159,332 PRINTED 08/06/2024 BY SYS