PT LOTS 6 & 7
IN OR 2665/1633
DUNN SURVEY

SEELEY ERIC K
PO BOX 748
HILLIARD, FL 32046

2024

16-3N-24-2320-0006-0030

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

EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,260
TOTAL LAND VALUE - MARKET	109,630
TOTAL MARKET VALUE	110,890
SOH/AGL Deduction	21,363
ASSESSED VALUE	89,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,527
TOTAL JUST VALUE	110,890
NCON VALUE	1,260
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
2665/1633	9/07/2023	WD	U	V	11	100

GRANTOR: SEELEY KAREN & KENNET

GRANTEE: SEELEY ERIC K

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
1	0300	BOAT DCK W	0	0	45	5	225.00	SF	20.00	20.00	100	2024	2000		28	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	0006	R-1 -	0.00	0.00	5.77	AC		1.00	1.00	1.00	19,000.00	19,000.00	109,630							

REVIEW DATE 10/19/2023 BY WWA Total Acres: 5.77 Total Land Value: 109,630 Market: 0 Agricultural: 0 Common: 109,630 PRINTED 08/06/2024 BY SYS