LOT 30 & PT LOT 29 IN
OR 2562/1157 PAR 2(EX PT IN
OR 523/771,OR 1455/1167)

RADER DAVID ALLAN & ROXANNE M
27194 DUMP TRUCK LN
HILLIARD, FL 32046

2024

17-3N-24-2020-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,928
TOTAL LAND VALUE - MARKET	276,780
TOTAL MARKET VALUE	296,708
SOH/AGL Deduction	0
ASSESSED VALUE	296,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,708
TOTAL JUST VALUE	296,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0893	TEMP POLE	0	03/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/1157	5/11/2022	WD	Q	V	05	700,000
GRANTOR: STOKES ROY CLINTON &						
GRANTEE: RADER DAVID ALLAN &						
1770/0914	12/02/2011	WD	U	V	11	100
GRANTOR: STOKES ROY CLINTON &						
GRANTEE: STOKES ROY CLINTON						

DUMP TRUCK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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	0681	POLE SHED	0	0	48	24	1,152.00	SF	15.00	15.00	100	2009	2009	3	56	9,677	
2	0530	STBL WD	0	0	43	20	860.00	SF	15.00	15.00	100	2002	2002	3	30	3,870	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	2005	2005	3	40	4,032	
4	0300	BOAT DCK W	0	0	29	9	261.00	SF	30.00	30.00	100	2002	2002	3	30	2,349	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 19,928

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	000001	C	V RS W/XFOB	0		A-1			19.77	AC		1.00	1.00	1.00	14,000.00	14,000.00	276,780							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 19.77 Total Land Value: 276,780 Market: 0 Agricultural: 0 Common: 276,780 PRINTED 08/06/2024 BY SYS