PT OF GOVT LOT 2
BEING PARCEL'A' IN OR 2401/283
ESMT PT OR 1371/928

COPELAND RUSSELL & SHIRLEY HARTLEY
2903 CLAIRE LN
JACKSONVILLE, FL 32223

2024

18-4N-24-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

28273 CISTERN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,987
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	53,364
SOH/AGL Deduction	23,625
ASSESSED VALUE	29,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,739
TOTAL JUST VALUE	223,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013106	MH MOVE-ON	0	12/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2401/0283	10/13/2020	WD	Q	V	05	175,000
GRANTOR: LANDRUM EARL L JR & M						
GRANTEE: COPELAND RUSSELL &						
0722/1823	1/30/1994	WD	Q	V		26,000
GRANTOR: LIPSETT PHILLIP & CAR						
GRANTEE: LANDRUM EARL L JR						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
2	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	1996	1996	3	24	518	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864	
4	0681	POLE SHED	0	0	14	12	168.00	SF	15.00	15.00	100	1996	1996	3	24	605	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,987

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	9.50	AC		1.00	1.00	1.00	795.00	795.00	7,552							
3	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	730.00	730.00	1,825							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,000							

REVIEW DATE 03/29/2021 BY TW Total Acres: 13.00 Total Land Value: 39,377 Market: 180,000 Agricultural: 9,377 Common: 30,000 PRINTED 08/06/2024 BY SYS