LOT 1
ESMT IN OR 2635-1952
HILL FARMS OR 2540/136

RINER GUY W III & COURTNEY E
463688 SR 200 STE 1 PMB #144
YULEE, FL 32097

2024

20-3N-24-2600-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

15518 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,500
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	162,500
SOH/AGL Deduction	0
ASSESSED VALUE	162,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,500
TOTAL JUST VALUE	162,500
NCON VALUE	41,730
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018777	ADDITION	99,720	12/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0848	5/27/2022	SW	Q	V	01	149,900

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: RINER GUY W III & C

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
2	0681	POLE SHED	0	0	50	30	1,500.00	SF	15.00	15.00	100	2024	2023		100	22,500	

LAND DESCRIPTION

TOTAL OB/XF 22,500

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		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	140,000							

REVIEW DATE 10/04/2023 BY WW Total Acres: 7.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS