PT GOVT LOT 2 SEC 20-4N-24E
IN OR 2580/1542

JOHNS KEVIN
28244 POND VIEW CIRCLE
HILLIARD, FL 32046

2024

20-4N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
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

CONNER CUTOFF RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,819
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	19,319
SOH/AGL Deduction	0
ASSESSED VALUE	19,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,319
TOTAL JUST VALUE	19,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1542	7/25/2022	WD	U	V	37	2,500

GRANTOR: CONNER JAMES D REVOCA

GRANTEE: JOHNS KEVIN

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	0351	CARPORT MT	0	0	46	46	2,116.00	SF	5.00	5.00	100	2012	2012	3	55	5,819	

LAND DESCRIPTION

TOTAL OB/XF 5,819

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			0.00	0.00	0.50	AC		1.00	1.00	1.00	27,000.00	27,000.00	13,500							

REVIEW DATE 08/22/2022 BY WWA Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 08/06/2024 BY SYS