LOTS 5 6 7 SE OF DANE
CONNER RD PARCELS 3 & 4
PT OR 2093/1457

MERTEN JULIE W TRUST
28163 DOG GONE TRAIL
HILLIARD, FL 32046

2024

20-4N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

CONNER CUTOFF RD, 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	32,198
TOTAL LAND VALUE - MARKET	417,500
TOTAL MARKET VALUE	103,483
SOH/AGL Deduction	16,737
ASSESSED VALUE	86,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,746
TOTAL JUST VALUE	449,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2093/1457	1/11/2017	WD	U	V	11	100
GRANTOR: T H DAVIS FAMILY FARM						
GRANTEE: JULIE W MERTEN TRUS						
1738/0407	2/28/2011	WD	U	V	30	100
GRANTOR: WILLIAMS SHARON D & P						
GRANTEE: T H DAVIS FAMILY FA						

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	0681	POLE SHED	0	0	56	40	2,240.00	SF	15.00	15.00	100	2017	2017	3	84	28,224	
2	0351	CARPORT MT	0	0	40	36	1,440.00	SF	6.90	6.90	100	2009	2009	3	40	3,974	

LAND DESCRIPTION

TOTAL OB/XF 32,198

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	53.00	AC		1.00	1.00	1.00	555.00	555.00	29,415							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	190.00	190.00	4,370							
4	009530	C	POND	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	76.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	380,000							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 80.00 Total Land Value: 71,285 Market: 380,000 Agricultural: 33,785 Common: 37,500 PRINTED 08/06/2024 BY SYS