PT SE1/4 OF SEC 20-4N-25E IN
OR 2079/1394 BEING PARCEL "2"

GARDENOUR JOHN & JOYCE
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2024

20-4N-25-0000-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/14/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,024
TOTAL LAND VALUE - MARKET	206,780
TOTAL MARKET VALUE	58,213
SOH/AGL Deduction	25,968
ASSESSED VALUE	32,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,245
TOTAL JUST VALUE	208,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2079/1394	10/20/2016	QC	U	I	11	100
GRANTOR: CRANDLE BONNIE G						
GRANTEE: GARDENOUR JOHN & JO						
0562/0137	1/30/1989	WD	U	V	01	100
GRANTOR: CRANDLE BONNIE G						
GRANTEE: CRANDLE BONNIE & J						

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	0300	BOAT DCK W	0	0	22	10	220.00	SF	40.00	40.00	100	1995	1995	3	23	2,024	

LAND DESCRIPTION

TOTAL OB/XF 2,024

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	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.92	AC		1.00	1.00	1.00	190.00	190.00	555							
3	005930	A	TIMB SWAMP	0		OR	0.00	0.00	1.78	AC		1.00	1.00	1.00	50.00	50.00	89							
4	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	3.83	AC		1.00	1.00	1.00	795.00	795.00	3,045							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.53	AC		1.00	1.00	1.00	16,000.00	16,000.00	136,480							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.03 Total Land Value: 56,189 Market: 154,280 Agricultural: 3,689 Common: 52,500 PRINTED 08/06/2024 BY SYS