PT SEC 20-4N-25E IN OR 562/175
(EX PT OR 2079/1394 BEING
PARCEL TWO &

CRANDLE BONNIE G EST
C/O JOHN GARDENOUR, 37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2024

20-4N-25-0000-0010-0050

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	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	159,600
TOTAL MARKET VALUE	5,342
SOH/AGL Deduction	0
ASSESSED VALUE	5,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,342
TOTAL JUST VALUE	159,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0562/0175	1/30/1989	WD	Q	V		15,000
GRANTOR: PHILLIPS WILLIAM H						
GRANTEE: CRANDLE BONNIE & J						
0310/0430	2/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	795.00	795.00	4,007							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.60	AC		1.00	1.00	1.00	225.00	225.00	1,260							
3	005930	A	TIMB SWAMP	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	50.00	50.00	75							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.64	AC		1.00	1.00	1.00	15,000.00	15,000.00	159,600							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 12.14 Total Land Value: 5,342 Market: 159,600 Agricultural: 5,342 Common: 0 PRINTED 08/06/2024 BY SYS