PT NW1/4 OF NE1/4 SEC 21-3N-24
IN OR 2630/521
UTIL ESMT IN OR 2653-925

EDWARDS LYNDSIE
45068 4TH AVENUE
CALLAHAN, FL 32011

2024

21-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

37928 HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 DC
INC DATE		AG DATE	04/10/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	201,000
TOTAL MARKET VALUE	33,330
SOH/AGL Deduction	0
ASSESSED VALUE	33,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,330
TOTAL JUST VALUE	201,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003804	PRIVATE PROVIDER	363,890	04/03/2024
230010932	NEW SFR	363,890	08/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2630/521	4/03/2023	WD	Q	V	01	198,500

GRANTOR: GEIGER GERNIE & HARRI

GRANTEE: EDWARDS LYNDSIE

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	000115	C	SFR ACRES	0		OR			1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 04/30/2024 BY WW Total Acres: 10.00 Total Land Value: 33,330 Market: 171,000 Agricultural: 3,330 Common: 30,000 PRINTED 08/06/2024 BY SYS