

PT OF NW1/4 OF NW1/4 OF
SEC 21-3N-24E IN OR 2262/1115
UTIL ESMT IN OR 2305/263

MCDANIEL RODNEY F & JANET M
371370 HENRY SMITH RD
HILLIARD, FL 32046-8418

2024

21-3N-24-0000-0006-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																
															VALUATION BY STANDARD																																		
					Tax Group: 4										Tax Dist:																																		
					BUILDING MARKET VALUE										0																																		
					TOTAL MARKET OB/XF VALUE										0																																		
					TOTAL LAND VALUE - MARKET										30,000																																		
					TOTAL MARKET VALUE										30,000																																		
					SOH/AGL Deduction										5,843																																		
					ASSESSED VALUE										24,157																																		
					TOTAL EXEMPTION VALUE										0																																		
					BASE TAXABLE VALUE										24,157																																		
DOR CODE					0000					VACANT																																							
MAP NUM										MKT AREA					09																																		
NEIGHBORHOOD/LOC					9001.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					37064 TOM BROWN RD, HILLIARD										BLD DATE					LGL DATE																													
															XF DATE					LAND DATE					06/13/2023 MLU																								
															INC DATE					AG DATE																													
L N	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																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																
REVIEW DATE					06/13/2023					BY					MLU					Total Acres: 1.00					Total Land Value: 30,000					Market: 0					Agricultural: 0					Common: 30,000					PRINTED 08/06/2024 BY SYS				