PT SW1/4 OF SEC 16-4N-24E &
GOVT LOTS 2 3 & PT LOT 4
OF SEC 21-4N-24E

RANDY'S HAULING & SITE PREP
31555 CR 121
HILLIARD, FL 32046

2024

21-4N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	193,655
TOTAL LAND VALUE - MARKET	452,500
TOTAL MARKET VALUE	261,150
SOH/AGL Deduction	114,477
ASSESSED VALUE	146,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,673
TOTAL JUST VALUE	646,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	652,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006554	PRIVATE PROVIDER	577,006	06/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2246/0048	12/27/2018	WD	Q	I	01	452,200
GRANTOR: GUYNN RANDY						
GRANTEE: RANDY'S HAULING & S						
2188/0476	3/21/2018	WD	Q	I	01	459,800
GRANTOR: HIGGINBOTHAM ALBERT &						
GRANTEE: GUYNN RANDY						

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	0	0	6,574.00	SF	15.00	15.00	100	1960	1960	3	20	19,722	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	
3	0681	POLE SHED	0	0	100	100	10,000.00	SF	15.00	15.00	100	2017	2017	3	84	126,000	
4	0680	POLE SHED	0	0	156	32	4,992.00	SF	10.00	10.00	100	2017	2017	3	84	41,933	

LAND DESCRIPTION

TOTAL OB/XF 193,655

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	545.00	545.00	1,635							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	178.00	AC		1.00	1.00	1.00	370.00	370.00	65,860							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	181.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	452,500							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 181.00 Total Land Value: 67,495 Market: 452,500 Agricultural: 67,495 Common: 0 PRINTED 08/06/2024 BY SYS