PT OF THE E1/2 OF E1/2 OF
SW1/4 OF SE1/4 OF
SEC 22-2N-23E IN OR 2536/384

LATIMER-PYLES SAMANTHA LOUISE
27070 POND DRIVE
HILLIARD, FL 32046

2024

22-2N-23-0000-0004-0090

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,859
TOTAL LAND VALUE - MARKET	122,450
TOTAL MARKET VALUE	119,937
SOH/AGL Deduction	0
ASSESSED VALUE	119,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,937
TOTAL JUST VALUE	143,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2536/0384	2/02/2022	WD	Q	V	01	149,000
GRANTOR: JOHNSON BARBARA S						
GRANTEE: LATIMER-PYLES SAMAN						
1936/1839	9/03/2014	QC	U	I	11	100
GRANTOR: JOHNSON GARY STEVEN						
GRANTEE: JOHNSON GARY STEVEN						

21613 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 DC
INC DATE		AG DATE	03/27/2024 DC

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	0510	GARAGE WD-	0	0	0	0	869.00	SF	17.50	17.50	100	2000	2000	3	28	4,258	
2	0681	POLE SHED	0	0	13	11	143.00	SF	11.25	11.25	100	2000	2000	3	28	450	
4	0681	POLE SHED	0	0	11	10	110.00	SF	11.25	11.25	100	2000	2000	3	28	347	
5	0510	GARAGE WD-	0	0	28	20	560.00	SF	26.25	26.25	100	1975	1975	3	20	2,940	
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	
9	0462	ST/AL FNC	0	0	24	4	96.00	SF	10.00	10.00	100	2019	2019	3	90	864	

LAND DESCRIPTION

TOTAL OB/XF 20,859

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			3.95	AC		1.00	1.00	1.00	25,000.00	25,000.00	98,750							
2	005600	A	TIMBER 3 SI	0		OR			0.79	AC		1.00	1.00	1.00	415.00	415.00	328							
3	009910	M	MKT.VAL.AG	0		OR			0.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	23,700							

REVIEW DATE 12/05/2023 BY WWA Total Acres: 4.74 Total Land Value: 99,078 Market: 23,700 Agricultural: 328 Common: 98,750 PRINTED 08/06/2024 BY SYS