PT OF LOT 55 & PT OF LOT 56
IN OR 2667/432 BEING PT OF SW1/4
OF SW1/4 SEC 22-3N-24E

LOWE TYLER & HALEY
361660 PINE STREET
HILLIARD, FL 32046

2024

22-3N-24-2320-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

36057 PRATT SIDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	159,714
TOTAL MARKET VALUE	159,714
SOH/AGL Deduction	63,882
ASSESSED VALUE	95,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,832
TOTAL JUST VALUE	159,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003595	NEW CONSTR	543,188	03/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/432	9/14/2023	QC	U	V	11	100
GRANTOR: BESSETTE PHILIP WILLI						
GRANTEE: LOWE TYLER & HALEY						
2371/0863	6/26/2020	WD	Q	V	01	75,500
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: LOWE TYLER & HALEY						

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	000000	C	VAC RES	0		OR	0.00	0.00	9.34	AC		1.00	1.00	0.90	19,000.00	17,100.00	159,714							

REVIEW DATE 10/23/2023 BY WWA Total Acres: 9.34 Total Land Value: 159,714 Market: 0 Agricultural: 0 Common: 159,714 PRINTED 08/06/2024 BY SYS