

HAYNES MARJORIE H L/E/
PO BOX 691
CALLAHAN, FL 32011-0691

23-2N-23-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

06BD/BATTEN 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

13LVT/LAMNT 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

06DIST 1D 100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA09

9003.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3441001,34488,630

BAS30010030019,783

FOP432251087,122

FSP17630533,495

FSP24040966,331

UST12845583,825

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA

TOT ADJ PTSTOT ADJ PCTEFF. BASE RATEREPL. COST NEWAYBEYB

ECONFNCTEONORM% COND

0100011,959101.332096.27188,593197419810031.5068.50

1 SINGLE FAM - 100% - 0Heated Area: 1644HX Base Yr

25-20-12-25-20-12-28-22-26-20-8-4-16-20-8-22-8

BAS 2016FSP 1993BAS 1993FOP 1993UST 1993FCP 1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE129,186

TOTAL MARKET OB/XF VALUE7,430

TOTAL LAND VALUE - MARKET116,850

TOTAL MARKET VALUE253,466

SOH/AGL Deduction113,799

ASSESSED VALUE139,667

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE84,667

TOTAL JUST VALUE253,466

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE295,026

SAMPLE PERMIT DATA

PERMIT NUMDESCRIPTIONAMTISSUED

230009445NEW ROOF21,73207/24/2023

B1530991ADDITION33,11908/31/2015

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2488/17388/12/2021LEUII11100

GRANTOR:HAYNES MARJORIE H

GRANTEE:CHESHIRE JANET H &

2440/01652/03/2021LEUII11100

GRANTOR:HAYNES MARJORIE H

GRANTEE:CHESHIRE JANET H &

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W16 FCP=[YR=1993] W4 BAS=[YR=1993] W8

FSP=[YR=1993] N12 W20 BAS=[YR=2016] W25 S12 E25 N12\$ S12 E20\$

W40 S28 E22 FOP=[YR=1993] S8 E22 N8 W22\$ E26 N28\$ S28 E20 N20

W16 N8\$ S8 E16 N8\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSSUNIT UNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000115CSFR ACRES1000004OR0.000.006.15AC1.001.001.0019,000.0019,000.00116,850

EXTRA FEATURES

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/16/2023MLU

4828 RIVER RD, HILLIARD

OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100197419743341,190

20510GARAGE WD-01003220640.00SF35.0035.00100198019803204,480

40680POLE SHED0100328256.00SF10.0010.0010019881988320512

50350CARPORT WD01002420480.00SF13.0013.00100199219923201,248

REVIEW DATE01/04/2023BYWWXTotal Acres: 6.15Total Land Value: 116,850Market: 0Agricultural: 0Common: 116,850PRINTED 08/06/2024 BY SYS