PT OF NW1/4 OF SEC 23-3N-24E
IN OR 1802/1077
(EX OR 2081/1943)

WEST LAWRENCE W JR & DEBRA T
36659 MIZELL TRACT RD
HILLARD, FL 32046

2024

23-3N-24-0000-0001-0020

BUILDING CHARACTERISTICS

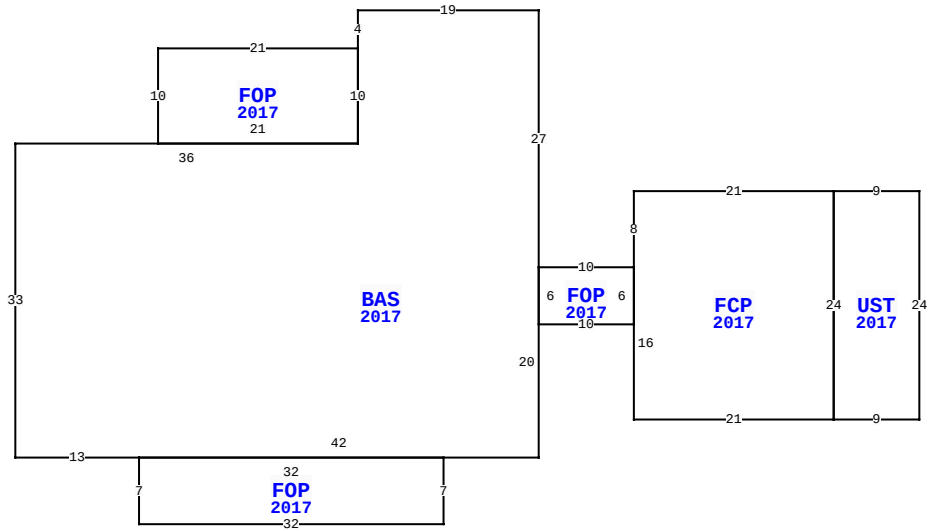
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100	2,081	301,850
FCP	504	25	126	18,276
FOP	60	30	18	2,611
FOP	210	30	63	9,139
FOP	224	30	67	9,719
UST	216	45	97	14,070
TOTALS	3,295		2,452	355,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,452	119.0160	148.77	364,784	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2081 HX Base Yr 2018



36659 MIZELL TRACT RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,136
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		427,200
TOTAL MARKET VALUE		504,016
SOH/AGL Deduction		138,902
ASSESSED VALUE		365,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,114
TOTAL JUST VALUE		830,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		815,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010526	CO ISSUED	0	11/29/2017
17001580	NEW CONSTR	254,884	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1077	7/09/2012	WD	U	V	11	100
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: WEST LAWRENCE W JR						
1795/1871	6/01/2012	WD	Q	V	01	503,300
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: WEST LAWRENCE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2017] W9 FCP=[YR=2017] W21 S8 FOP=[YR=2017] W10 BAS=[YR=2017] N27 W19 S4 FOP=[YR=2017] W21 S10 E21 N10$ S10 W36 S33 E13 FOP=[YR=2017] S7 E32 N7 W32$ E42 N20$ S6 E10 N6$ S16 E21 N24$ S24 E9 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	96.53	AC		1.00	1.00	1.00	555.00	555.00	53,574							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	415.00	415.00	4,150							
4	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	730.00	730.00	2,920							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	46.35	AC		1.00	1.00	1.00	190.00	190.00	8,806							
6	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 06/30/2021 BY TWA Total Acres: 159.88 Total Land Value: 100,450 Market: 397,200 Agricultural: 70,450 Common: 30,000 PRINTED 08/06/2024 BY SYS

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HILLARD, FL 32046

2024

23-3N-24-0000-0001-0020

BUILDING CHARACTERISTICS

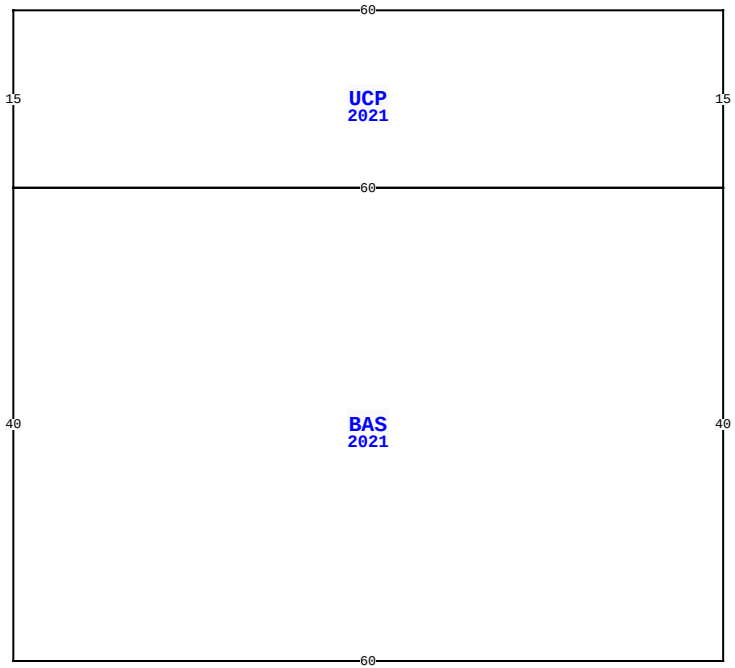
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	41,369
UCP	900	20	180	3,103
TOTALS	3,300		2,580	44,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,580	50.7840	17.77	45,847	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2018 Heated Area: 2400 HX Base Yr 2018



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NASSAU COUNTY PROPERTY

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1795/1871	6/01/2012	WD	Q	V	01	503,300
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: WEST LAWRENCE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W60 S15 BAS=[YR=2021] S40 E60 N40 W60$ E60 N15$.

EXTRA FEATURES

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
7	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	158.88	AC		1.00	1.00	1.00	2,500.00	2,500.00	397,200							

REVIEW DATE 06/30/2021 BY TWA Total Acres: 159.88 Total Land Value: 100,450 Market: 397,200 Agricultural: 70,450 Common: 30,000 PRINTED 08/06/2024 BY SYS