PT OF LOTS 1 & 2
IN OR 2694/1385
CORNWALL SURVEY SEC 25-4N-24E

BITTOF MICHAEL EDWARD/MOORE REBECCA ET AL
12507 MUSCOVY DR
JACKSONVILLE, FL 32223

2024

25-4N-24-2020-0001-0010

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

38095 DAHOMA 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	156,610
TOTAL MARKET VALUE	156,610
SOH/AGL Deduction	57,027
ASSESSED VALUE	99,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,583
TOTAL JUST VALUE	156,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240006417	NEW DOUBLE WIDE M	0	05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1385	2/14/2024	WD	Q	V	01	195,000
GRANTOR: ALLEN ADRIAN JEREMIAH						
GRANTEE: BITTOF MICHAEL EDWA						
2433/0906	2/05/2021	WD	U	V	11	100
GRANTOR: ANDERSON MARSHA M F/K						
GRANTEE: ALLEN ADRIAN JEREMI						

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	8.19	AC		1.00	1.00	1.00	19,000.00	19,000.00	155,610							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 07/02/2024 BY WW Total Acres: 10.19 Total Land Value: 156,610 Market: 0 Agricultural: 0 Common: 156,610 PRINTED 08/06/2024 BY SYS