LOT 4
CORNWALL SURVEY SEC 27-3N-24E
PBK 0/31

FREEMAN WILBUR HICKS III & DANA
1598 RUSTY RAIL RD
JACKSONVILLE, FL 32225

2024

27-3N-24-2020-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

457315 OLD DIXIE HWY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	37,632
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	137,632
SOH/AGL Deduction	0
ASSESSED VALUE	137,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,632
TOTAL JUST VALUE	137,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006081	NSFR	499,192	05/21/2024
230011886	NEW SFR	499,192	09/18/2023
22017324	CARPORT	69,139	11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0868	1/29/2021	WD	Q	V	02	105,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: FREEMAN WILBUR HICK						
2270/1464	4/25/2019	SW	Q	V	05	1,490,100
GRANTOR: CASSIDY CAROL T & RIC						
GRANTEE: G&H LAND AND TIMBER						

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	0681	POLE SHED	0	0	40	64	2,560.00	SF	15.00	15.00	100	2022	2022	3	98	37,632	

LAND DESCRIPTION

TOTAL OB/XF 37,632

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		RS-E	0.00	0.00	10.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,000							

REVIEW DATE 07/01/2024 BY WW Total Acres: 10.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS