W1/2 OF LOTS 21 THRU 25
CORNWALL SURVEY SEC 27-3N-24E
PBK O/31

STANSKI MICHAEL & ERBA
1710 WOODMERE DR
JACKSONVILLE, FL 32210

2024

27-3N-24-2020-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
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

CLYATT CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/07/2024 DC
INC DATE		AG DATE	03/07/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	381,500
TOTAL MARKET VALUE	126,578
SOH/AGL Deduction	0
ASSESSED VALUE	126,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,578
TOTAL JUST VALUE	381,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/1092	4/16/2021	WD	Q	V	01	180,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: STANSKI MICHAEL & E						
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

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	009905	C	AC NON-FORRE	0		RS-E			6.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	119,700							
2	005601	A	TIMB2-3 SI	0		RS-E			13.22	AC		1.00	1.00	1.00	350.00	350.00	4,627							
3	005501	A	TIMB2-2 SI	0		RS-E			3.18	AC		1.00	1.00	1.00	545.00	545.00	1,733							
4	005901	A	HARDWOOD SI	0		RS-E			2.30	AC		1.00	1.00	1.00	225.00	225.00	518							
5	009910	M	MKT.VAL.AG	0		RS-E			18.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	261,800							

REVIEW DATE 03/07/2024 BY DC Total Acres: 25.00 Total Land Value: 126,578 Market: 261,800 Agricultural: 6,878 Common: 119,700 PRINTED 08/06/2024 BY SYS