PT NE1/4 & NW1/4 OF
SEC 27-4N-23E IN OR 2679/1787

MARTELLINI REBECCA LEA
2125 FAIRWAY VILLAS LN S
ATLANTIC BEACH, FL 32233

2024

27-4N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

171057 HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	107,000
SOH/AGL Deduction	0
ASSESSED VALUE	107,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,000
TOTAL JUST VALUE	107,000
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,853

NEW SFR T=2098 H=1200 P=418 CARPORT= 480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004163	REPLACEMENT NSFR	227,629	04/11/2024
B230014862		6,200	11/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1787	11/09/2023	WD	U	I	37	60,000
GRANTOR: JOHNSON KELLY & BRITT						
GRANTEE: MARTELLINI REBECCA						
1610/0577	3/16/2009	WD	Q	I	01	110,000
GRANTOR: HARRIS MICHAEL D						
GRANTEE: JOHNSON KELLY & BRI						

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1998		100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1998		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 07/22/2024 BY WW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS