PT GOVT LOTS 1 & 2 OF
SEC 27-4N-23E IN OR 554/355
(EX PT IN OR 767/1730)

LAYDEN JUDY IRENE
18650 BROKEN ARROW ROAD
HILLIARD, FL 32046

2024

27-4N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

HODGES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	529,500
TOTAL MARKET VALUE	87,615
SOH/AGL Deduction	4,555
ASSESSED VALUE	83,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,060
TOTAL JUST VALUE	541,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155674	CO ISSUED	0	11/06/2015
E1529904	NEW CONSTR	0	09/30/2015
MH155674	MH MOVE-ON	0	09/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0554/0355	10/11/1988	PR	U	V	18	100
GRANTOR: LLOYD R B L/E						
GRANTEE: LAYDEN JUDY IRENE						
0297/0348	8/01/1979	WD	Q	V		80,000
GRANTOR:						
GRANTEE:						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	109.00	AC		1.00	1.00	1.00	415.00	415.00	45,235							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	111.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	499,500							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 112.00 Total Land Value: 75,615 Market: 499,500 Agricultural: 45,615 Common: 30,000 PRINTED 08/06/2024 BY SYS