E1/2 LOT 43 IN SEC 28-3N-24E
IN OR 2307/1303 (EX PT IN 642/64
OR 2195/1955, & OR 2661/1193)

SKELTON KATIE MARIE
36325 BETTS ROAD
HILLIARD, FL 32046

2024

28-3N-24-2020-0043-0020

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

VIOLET LN, 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	0
TOTAL LAND VALUE - MARKET	3,600
TOTAL MARKET VALUE	3,600
SOH/AGL Deduction	1,272
ASSESSED VALUE	2,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,328
TOTAL JUST VALUE	3,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2307/1303	9/26/2019	QC	U	V	11	100
GRANTOR: SKELTON MARCUS EUGENE						
GRANTEE: SKELTON KATIE MARIE						
1749/1421	6/23/2011	WD	Q	V	05	65,000
GRANTOR: PLUMMER ROBERT A & JO						
GRANTEE: SKELTON MARCUS EUGE						

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	0.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	3,600							

REVIEW DATE 10/17/2023 BY WWA Total Acres: 0.12 Total Land Value: 3,600 Market: 0 Agricultural: 0 Common: 3,600 PRINTED 08/06/2024 BY SYS