PT OF SE1/4 OF SW1/4
PT OR 696/346 & PT 2596/1450
E OF HUNT CLUB RD

DECKER DOUGLAS & STACEY
2512 SE HILLTOP COURT
PORT SAINT LUCIE, FL 34952

**2024**

**28-4N-25-0000-0005-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

472745 MIDDLE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 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 | 370,800 |
| TOTAL MARKET VALUE | 47,587 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 47,587 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 47,587 |
| TOTAL JUST VALUE | 370,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 370,800 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240006319 | AG BARN 40'X60' | 0 | 05/28/2024 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2600/0700 | 11/17/2022 | WD | U | V | 11 | 100 |
| GRANTOR: HICKS CYNTHIA | | | | | | |
| GRANTEE: DECKER DOUGLAS & ST | | | | | | |
| 2601/1294 | 11/08/2022 | QC | U | V | 11 | 100 |
| GRANTOR: LEWIS ERIC & KIMBERLY | | | | | | |
| GRANTEE: DECKER DOUGLAS & ST | | | | | | |

### 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 | 000000 | C | VAC RES | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |
| 2 | 005501 | A | TIMB2-2 SI | 0 | | OR | 0.00 | 0.00 | 20.70 | AC | | 1.00 | 1.00 | 1.00 | 545.00 | 545.00 | 11,282 | | | | | | | |
| 3 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 1.70 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 944 | | | | | | | |
| 4 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 1.90 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 361 | | | | | | | |
| 5 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 22.90 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 320,600 | | | | | | | |

REVIEW DATE 06/11/2024 BY TW Total Acres: 25.30 Total Land Value: 47,587 Market: 335,800 Agricultural: 12,587 Common: 35,000 PRINTED 08/06/2024 BY SYS