PT GOVT LOT 2
SEC 32-4N-24E IN OR 2560/593
PARCEL 1

BENNETTS PROPERTY SERVICES INC
PO BOX 8918
JACKSONVILLE, FL 32239

2024

32-4N-24-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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

SWEARINGEN 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	435,000
TOTAL MARKET VALUE	31,605
SOH/AGL Deduction	0
ASSESSED VALUE	31,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,605
TOTAL JUST VALUE	435,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/0593	5/02/2022	WD	Q	V	05	632,700
GRANTOR: BY FRANKLIN PROPERTIE						
GRANTEE: BENNETTS PROPERTY S						
1586/0891	9/23/2008	QC	U	V	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: B Y FRANKLIN PROPER						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	67.00	AC		1.00	1.00	1.00	415.00	415.00	27,805							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	87.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	435,000							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 87.00 Total Land Value: 31,605 Market: 435,000 Agricultural: 31,605 Common: 0 PRINTED 08/06/2024 BY SYS