S-1 OF LOT 1
IN OR 2494/20
CORNWALL SURVEY

AXIS MANAGEMENT INC
P O BOX 1107
HILLIARD, FL 32046

2024

32-4N-24-2020-0001-0010

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

28332 SAWMILL 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	426
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	60,426
SOH/AGL Deduction	4,558
ASSESSED VALUE	55,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,868
TOTAL JUST VALUE	60,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0020	9/03/2021	WD	U	V	37	15,000
GRANTOR: RIVER CITY BROADCASTI						
GRANTEE: AXIS MANAGEMENT INC						
1800/1242	6/29/2012	WD	U	I	19	25,000
GRANTOR: SAVAGE SCOTT AS RECEI						
GRANTEE: RIVER CITY BROADCAS						

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	21.30	21.30	100	2002	2002	3	20	426	

LAND DESCRIPTION

TOTAL OB/XF 426

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 04/12/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS