PT OR 2079/609

THOMAS ADRIAN RANDOLPH
12808 US HWY 301
BRYCEVILLE, FL 32009

2024

32-4N-25-0000-0001-0030

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

LOGGING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/27/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,494
TOTAL LAND VALUE - MARKET	319,440
TOTAL MARKET VALUE	30,841
SOH/AGL Deduction	5,266
ASSESSED VALUE	25,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,575
TOTAL JUST VALUE	333,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2079/0609	10/19/2016	WD	U	I	37	50,000
GRANTOR: ZOLLINHOFER SUSAN						
GRANTEE: THOMAS ADRIAN RANDO						
1836/1934	1/28/2013	TD	U	V	11	100
GRANTOR: LIBBY CLINTON WAYNE S						
GRANTEE: BURFORD DALE C & EL						

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	0811	CONCRETE B	0	0	0	0	1,250.00	SF	5.20	5.20	100	2000	2000	3	79	5,135	
2	0351	CARPORT MT	0	0	18	30	540.00	SF	5.90	5.90	100	2000	2000	3	20	637	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0752	USP	0	0	12	18	216.00	SF	15.00	15.00	100	2017	2017	3	84	2,722	

LAND DESCRIPTION

TOTAL OB/XF 14,494

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	555.00	555.00	13,320							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.93	AC		1.00	1.00	1.00	190.00	190.00	3,027							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	39.93	AC		1.00	1.00	1.00	8,000.00	8,000.00	319,440							

REVIEW DATE 07/27/2023 BY DC Total Acres: 39.93 Total Land Value: 16,347 Market: 319,440 Agricultural: 16,347 Common: 0 PRINTED 08/06/2024 BY SYS