PT OF SE1/4 OF SEC 33-2N-23E
IN OR 2204/311 & ESMT IN
OR 342/308

CROSBY SABRINA & NICOLAS
14255 COW PEN LN
HILLIARD, FL 32046

2024

33-2N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

TRIPLE D LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/28/2021 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	235,740
TOTAL MARKET VALUE	16,688
SOH/AGL Deduction	0
ASSESSED VALUE	16,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,688
TOTAL JUST VALUE	235,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0311	6/11/2018	WD	Q	V	01	150,200
GRANTOR: HODGES DOUGLAS J SR L						
GRANTEE: CROSBY SABRINA & NI						
1822/1556	10/09/2012	QC	U	V	11	100
GRANTOR: HODGES DORIS EVELYN (						
GRANTEE: HODGES DOUGLAS J SR						

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	12.29	AC		1.00	1.00	1.00	545.00	545.00	6,698							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	370.00	370.00	9,990							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	39.29	AC		1.00	1.00	1.00	6,000.00	6,000.00	235,740							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 39.29 Total Land Value: 16,688 Market: 235,740 Agricultural: 16,688 Common: 0 PRINTED 08/06/2024 BY SYS