NW1/4 OF NW1/4
IN OR 2620/1784
ESMT IN OR 2621-1746

HYGGE FARMS LLC
PO BOX 1080
HILLIARD, FL 32046

2024

33-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

31732 KNIGHT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/11/2024 DC
INC DATE		AG DATE	06/11/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	377,400
TOTAL MARKET VALUE	269,607
SOH/AGL Deduction	0
ASSESSED VALUE	269,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,607
TOTAL JUST VALUE	377,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008828	NEW SFR	853,223	07/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2620/1784	2/01/2023	QC	U	I	11	100
GRANTOR: ADKINS DOUGLAS						
GRANTEE: HYGGE FARMS LLC						
2617/1168	2/01/2023	WD	Q	V	01	313,600
GRANTOR: RODGERS H BEN JR & WI						
GRANTEE: ADKINS DOUGLAS						

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	000110	C	SFR RURAL	0		OR			33.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	267,200							
2	005600	A	TIMBER 3 SI	0		OR			5.80	AC		1.00	1.00	1.00	415.00	415.00	2,407							
3	009910	M	MKT.VAL.AG	0		OR			5.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,200							

REVIEW DATE 06/11/2024 BY DC Total Acres: 39.20 Total Land Value: 269,607 Market: 110,200 Agricultural: 2,407 Common: 267,200 PRINTED 08/06/2024 BY SYS