LOTS 1 & 8 BEING ONLY THAT PT LY
E OF HUNT CLUB RD
OREMC ESMT IN OR 2630-1605

CHISM MICHAEL S & RHONDA L
95047 FLETCHER RD
FERNANDINA BEACH, FL 32034

2024

33-4N-25-4210-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		N/A 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

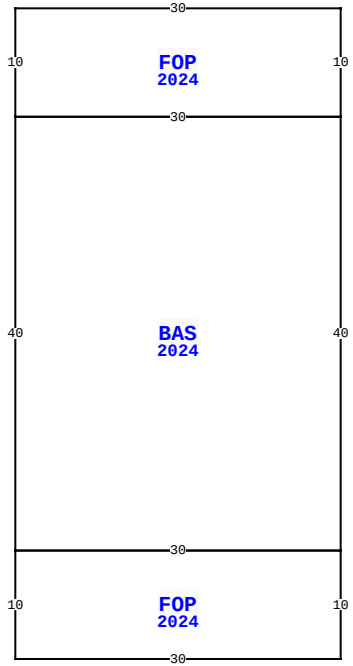
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	68,892
FOP	300	30	90	5,167
FOP	300	30	90	5,167
TOTALS	1,800		1,380	79,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,380	114.8160	57.41	79,226	2023	2023	0	0	0	0.00	100.00

1 ACCESORY U – 0% - 2024 Heated Area: 1200 HX Base Yr



1 HUNT CLUB RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 DC
INC DATE		AG DATE	04/02/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,226
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	93,860
TOTAL MARKET VALUE	128,008
SOH/AGL Deduction	0
ASSESSED VALUE	128,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,008
TOTAL JUST VALUE	185,086
NCON VALUE	85,226
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002022	GARAGE	119,664	02/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0164	9/07/2022	WD	Q	V	05	250,000
GRANTOR: HICKS CYNTHIA						
GRANTEE: CHISM MICHAEL S & R						
2581/1559	7/28/2022	QC	U	V	11	100
GRANTOR: LEWIS ERIC & KIMBERLY						
GRANTEE: CYNTHIS HICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E30 S40 W30 N40 $
FOP=[YR=2024;ORIG=40,50] E30 S10 W30 N10 $
FOP=[YR=2024;ORIG=40,10] E30 N10 W30 S10 $
.

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	0937	WELL	1	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005000	C	RURAL HOME	0		OR			1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	545.00	545.00	1,782							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	18,000.00	18,000.00	58,860							

REVIEW DATE 06/18/2024 BY TWX Total Acres: 4.27 Total Land Value: 36,782 Market: 58,860 Agricultural: 1,782 Common: 35,000 PRINTED 08/06/2024 BY SYS