LOT 3 & PT OF LOTS 1,2 & 4
LYING EAST OF MIDDLE RD &
WEST OF HUNT CLUB RD IN OR 2672/

CHISM ADAM & MARCY
95553 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

33-4N-25-4210-0002-0000

NASSAU COUNTY PROPERTY

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

472667 MIDDLE 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,100
TOTAL MARKET VALUE	51,015
SOH/AGL Deduction	0
ASSESSED VALUE	51,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,015
TOTAL JUST VALUE	240,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002182	24X30 STEEL BUILD	46,216	02/23/2024
B240002045	PRIVATE PROVIDER	565,182	02/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2672/347	10/04/2023	WD	U	V	11	100
GRANTOR: CHISM MICHAEL S & RHO						
GRANTEE: CHISM ADAM & MARCY						
2668/1583	9/22/2023	WD	U	V	30	100,000
GRANTOR: CHISM MICHAEL S & RHO						
GRANTEE: CHISM ADAM & MARCY						

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	005000	C	RURAL HOME	0		OR			1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	13.09	AC		1.00	1.00	1.00	555.00	555.00	7,265							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.09	AC		1.00	1.00	1.00	15,000.00	15,000.00	196,350							

REVIEW DATE 05/14/2024 BY TWX Total Acres: 14.34 Total Land Value: 51,015 Market: 196,350 Agricultural: 7,265 Common: 43,750 PRINTED 08/06/2024 BY SYS