

N1/2 OF SE1/4 S1/2 OF NE1/4
 N1/2 OF NW1/4
 EX 2-1 2-2 2-3 2-4 2-5 2-6 2-7

SMITH E D &/POWELL W E
 W E POWELL, 39172 WATERS EDGE DRIVE
 HILLIARD, FL 32046

2024

33-5N-24-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			75,000												
														TOTAL MARKET VALUE			1,665												
														SOH/AGL Deduction			0												
														ASSESSED VALUE			1,665												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			1,665												
														TOTAL JUST VALUE			75,000												
														NCON VALUE			0												
														INCOME VALUE			0												
														PREVIOUS YEAR MKT VALUE			75,000												
DOR CODE					5500					TIMBERLAND 80-89																			
MAP NUM										MKT AREA					09														
NEIGHBORHOOD/LOC					9001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										392181 PROSPECT LANDING RD, HILLIARD																			
L N	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.00	AC		1.00	1.00	1.00	555.00	555.00	1,665												
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000												
REVIEW DATE										06/15/2023										BY MLU									
Total Acres:										3.00										Total Land Value: 1,665									
Market:										75,000										Agricultural: 1,665									
Common:										0										PRINTED 08/06/2024 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014909	H/AC	0	03/01/2001
M014854	H/AC	0	02/01/2001
M014855	H/AC	0	02/01/2001
B007195	NEW CONSTR	66,392	06/01/2000
B007192	NEW CONSTR	107,013	06/01/2000
B007194	NEW CONSTR	85,868	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0903/0791	10/14/1999	WD U	U	V	09	516,000
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: SMITH E D & W E POW						
0607/0799	9/14/1990	WD U	U	I	09	4,500,000
GRANTOR: HERCULES INC						
GRANTEE: STROTHER TIMBERLAND						

BUILDING NOTES

BUILDING DIMENSIONS