PT NW 1/4 SEC 33,PT SW1/4
SEC 28-5N-24E IN OR 2560/1045

392180 PROSPECT LANDING ROAD/RESOURCE LINKS LLC TR
45500 JONES WAY RD
CALLAHAN, FL 32011

2024

33-5N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

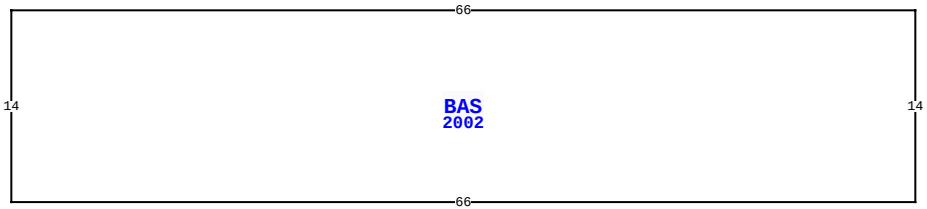
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	13,203
TOTALS	924		924	13,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	68.0400	47.63	44,010	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



392180 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/14/2023 DC
INC DATE		AG DATE	11/14/2023 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,203
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	558,880
TOTAL MARKET VALUE	214,051
SOH/AGL Deduction	77,837
ASSESSED VALUE	136,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,214
TOTAL JUST VALUE	572,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7953	MH MOVE-ON	5,500	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1045	4/25/2022	QD	U	I	11	100
GRANTOR: KOONS RICHARD L & BRE						
GRANTEE: 392180 PROSPECT LAN						
2027/0552	2/03/2016	WD	U	I	14	100
GRANTOR: KOONS BETTY S						
GRANTEE: KOONS RICHARD L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E66 N14$.

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	000132	C	SFR RIVER	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	180,000							
2	005500	A	TIMBER 2 SI	0		OR			33.06	AC		1.00	1.00	1.00	555.00	555.00	18,348							
3	005901	A	HARDWOOD SI	0		OR			10.20	AC		1.00	1.00	1.00	225.00	225.00	2,295							
4	005930	A	TIMB SWAMP	0		OR			4.10	AC		1.00	1.00	1.00	50.00	50.00	205							
5	009910	M	MKT.VAL.AG	0		OR			47.36	AC		1.00	1.00	1.00	8,000.00	8,000.00	378,880							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 49.36 Total Land Value: 200,848 Market: 378,880 Agricultural: 20,848 Common: 180,000 PRINTED 08/06/2024 BY SYS