LOT 10
IN OR 1299/1730
R673247 & R673248

POWELL WILLIAM E
219 NEWMAN STREET
JACKSONVILLE, FL 32202

2024

33-5N-24-166L-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
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

391995 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,036
TOTAL LAND VALUE - MARKET	281,712
TOTAL MARKET VALUE	49,612
SOH/AGL Deduction	15,379
ASSESSED VALUE	34,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,233
TOTAL JUST VALUE	298,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971864	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1299/1730	3/07/2005	WD	Q	I		139,000
GRANTOR: LOVELAND CLEVE L JR &						
GRANTEE: POWELL WILLIAM E						
0779/0694	12/12/1996	WD	Q	V		50,000
GRANTOR: HADDOCK CARL S & MARG						
GRANTEE: LOVELAND CLEVE JR &						

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
1	0811	CONCRETE B	0	0	36	16	576.00	SF	5.20	5.20	100	2002	2002	3	82	2,456	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600	
3	0510	GARAGE WD-	0	0	38	20	760.00	SF	35.00	35.00	100	2002	2002	3	30	7,980	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,036

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	7.36	AC		1.00	1.00	1.00	350.00	350.00	2,576							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.36	AC		1.00	1.00	1.80	19,000.00	34,200.00	251,712							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 8.36 Total Land Value: 32,576 Market: 251,712 Agricultural: 2,576 Common: 30,000 PRINTED 08/06/2024 BY SYS