PT OF SE/14 OF NE1/4
IN OR 703/1081

TIMMONS ANNA B
58230 TIMMONS ROAD
HILLIARD, FL 32046

2024

35-4N-25-0000-0004-0010

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

COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	281,400
TOTAL MARKET VALUE	10,036
SOH/AGL Deduction	0
ASSESSED VALUE	10,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,036
TOTAL JUST VALUE	281,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0703/1081	5/02/1994	WD	U	V	06	20,000
GRANTOR: TIMMONS HELEN ET AL						
GRANTEE: TIMMONS JOHN LEWIS						
0556/0359	11/03/1988	DS	U	V	01	100
GRANTOR: COSTON GENERAL P/R						
GRANTEE: TIMMONS HELEN ETAL						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	12.10	AC		1.00	1.00	1.00	555.00	555.00	6,716							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	415.00	415.00	3,320							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	20.10	AC		1.00	1.00	1.00	14,000.00	14,000.00	281,400							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 20.10 Total Land Value: 10,036 Market: 281,400 Agricultural: 10,036 Common: 0 PRINTED 08/06/2024 BY SYS