ALL OF SEC
PT OR 630 PG 1124

ST JOHNS RIVER WATER MGMT DIST
PO BOX 1429
PALATKA, FL 32177

2024

37-5N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8701	STATE VACANT	
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

CAMP PICKNEY RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 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		600,000
TOTAL MARKET VALUE		600,000
SOH/AGL Deduction		383,447
ASSESSED VALUE		216,553
TOTAL EXEMPTION VALUE	05	216,553
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0630/1124	7/11/1991	WD	U	V	09	2,656,500
GRANTOR: HENDERSON TIMBERLAND						
GRANTEE: ST JOHNS RIVER WATE						
0630/1120	7/11/1991	QC	U	I	09	100
GRANTOR: STROTHERS TIMBERLAND						
GRANTEE: HENDERSON TIMBERLAN						

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	008700	C	STATE	0		OR	0.00	0.00	120.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	600,000							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 120.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS