

PT THOMAS NELSON GRANT
SEC 38-4N-25E BEING ONLY PT
LYING SOUTH OF SCIPIO ESTATE &

BENJAMIN FLORENCE ESTATE
C/O PLEZIA SAPP WILSON, 1145 IRONSIDES AVENUE
MELBOURNE, FL 32940

2024

38-4N-25-0000-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
																VALUATION BY STANDARD											
					Tax Group: 4											Tax Dist:											
					BUILDING MARKET VALUE											0											
					TOTAL MARKET OB/XF VALUE											0											
					TOTAL LAND VALUE - MARKET											406,000											
					TOTAL MARKET VALUE											83,320											
					SOH/AGL Deduction											11,436											
					ASSESSED VALUE											71,884											
					TOTAL EXEMPTION VALUE											0											
					BASE TAXABLE VALUE											71,884											
																TOTAL JUST VALUE 406,000											
																NCON VALUE 0											
																INCOME VALUE											
																PREVIOUS YEAR MKT VALUE 406,000											
DOR CODE 5000 IMPROVED AG																											
MAP NUM					MKT AREA					05																	
NEIGHBORHOOD/LOC 5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																											
EXTRA FEATURES					576986 LESSIE 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	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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000										
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	555.00	555.00	13,320										
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	336,000										
REVIEW DATE 12/31/2020 BY KB																	Total Acres: 26.00										
																	Total Land Value: 83,320										
																	Market: 336,000										
																	Agricultural: 13,320										
																	Common: 70,000										
																	PRINTED 08/06/2024 BY SYS										