PT OF LOT 27
IN OR 819 PG 1779
SUB SECTIONS 38 & 39 PB 0/14

MCGEHEAN DOUGLAS J & LINDA G
PO BOX 1141
HILLIARD, FL 32046-1141

2024

39-3N-23-2080-0027-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	30,600
TOTAL MARKET VALUE	30,600
SOH/AGL Deduction	14,593
ASSESSED VALUE	16,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,007
TOTAL JUST VALUE	30,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0819/1779	1/20/1998	WD	Q	V		5,000

GRANTOR: LOTT ANN M

GRANTEE: MCGEHEAN DOUGLAS &

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,600							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.02 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 08/06/2024 BY SYS