PT OR 1227/677
EX 3-4
EX ESMT PT OR 1749/1297

PIKE THOMAS B SR & SHARON E
39602 PROSPECT LANDING ROAD
HILLIARD, FL 32046-5729

2024

40-4N-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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

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	2,001
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	2,864
SOH/AGL Deduction	0
ASSESSED VALUE	2,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,864
TOTAL JUST VALUE	64,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1227/0677	5/03/2004	WD	U	V	09	294,000

GRANTOR: FORBESS THOMAS JR & P

GRANTEE: PIKE THOMAS B SR &

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	0473	VF 3 RAIL	0	0	0	0	48.00	LF	7.50	7.50	100	2006	2006	3	69	248	
2	0461	IRON FENCE	0	0	16	5	80.00	SF	8.50	8.50	100	2006	2006	3	90	612	
3	1127	BRICK 8"	0	0	16	4	64.00	SF	11.00	11.00	100	2006	2006	3	96	676	
4	1127	BRICK 8"	0	0	11	4	44.00	SF	11.00	11.00	100	2006	2006	3	96	465	

LAND DESCRIPTION

TOTAL OB/XF 2,001

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	005600	A	TIMBER 3 SI	0	0005	OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	415.00	415.00	863							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,400							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 2.08 Total Land Value: 863 Market: 62,400 Agricultural: 863 Common: 0 PRINTED 08/06/2024 BY SYS