ALL OF LYING E OF PIGEON CREEK
& N OF KINGS FERRY RD
(EX 1-4 1-5 & 1-7)

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

2024

41-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
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

29231 SCOTTS LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		1,285,000
TOTAL MARKET VALUE		1,288,784
SOH/AGL Deduction		356,553
ASSESSED VALUE		932,231
TOTAL EXEMPTION VALUE	05	932,231
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,288,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,288,784

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 MGMT						
0630/1120	7/11/1991	QC	U	I	09	100
GRANTOR: STROTHER TIMBERLANDS						
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
1	0200	BARN WD 0-	0	0	22	43	946.00	SF	20.00	20.00	100	1950	1950	3	20	3,784	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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	008001	C	V GV/XFOB	0		OR	0.00	0.00	514.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,285,000							

REVIEW DATE 04/13/2022 BY TWA Total Acres: 514.00 Total Land Value: 1,285,000 Market: 0 Agricultural: 0 Common: 1,285,000 PRINTED 08/06/2024 BY SYS