LOT 9 (SEC 19-4N-24)
PT OR 2093/1453
LAKE HAMPTON EST PB 5/336-337

MERTEN JULIE W TRUST
28163 DOG GONE TRAIL
HILLIARD, FL 32046

2024

41-4N-23-1210-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		

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

CONNER CUTOFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	598,850
TOTAL MARKET VALUE	62,822
SOH/AGL Deduction	0
ASSESSED VALUE	62,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,822
TOTAL JUST VALUE	598,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	598,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2093/1453	1/11/2017	WD	U	I	11	100
GRANTOR: SSJ FARM LLC						
GRANTEE: JULIE W MERTEN TRUS						
1738/0412	2/14/2011	WD	U	V	30	100
GRANTOR: WILLIAMS JOHN S JR &						
GRANTEE: SSJ FARM LLC						

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	109.77	AC		1.00	1.00	1.00	555.00	555.00	60,922							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	119.77	AC		1.00	1.00	1.00	5,000.00	5,000.00	598,850							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 119.77 Total Land Value: 62,822 Market: 598,850 Agricultural: 62,822 Common: 0 PRINTED 08/06/2024 BY SYS