BLOCK 6 LOT 6 (EX S-1)
PT OR 1353/738
ST MARYS HIGHLANDS PB 5/12-13

WRIGHT RANDALL OR SUSAN
29115 ST MARYS CIRCLE
HILLIARD, FL 32046

2024

41-4N-23-2100-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

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

ST MARYS CIR, 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	5,453
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	35,453
SOH/AGL Deduction	8,818
ASSESSED VALUE	26,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,635
TOTAL JUST VALUE	35,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3614	H/AC	2,200	12/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1353/0738	9/28/2005	QC	U	V	06	100
GRANTOR: WELLS HELEN						
GRANTEE: WRIGHT RANDALL OR S						
0441/0372	12/01/1984	MS	U	I		100
GRANTOR:						
GRANTEE:						

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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	1999	1999	3	20	682	
2	0510	GARAGE WD-	0	0	24	20	480.00	SF	28.00	28.00	100	2000	2000	3	28	3,763	
3	0940	SHEDS/PORT	0	0	14	12	168.00	SF	30.00	30.00	100	2000	2000	3	20	1,008	

LAND DESCRIPTION

TOTAL OB/XF 5,453

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	000000	C	VAC RES	0	0007	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS