PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2294/1211
& OR 2427/1464

HAWKER MICHAEL & RHONDA L
45339 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

44-2N-28-0000-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	885,000
TOTAL MARKET VALUE	885,000
SOH/AGL Deduction	385,270
ASSESSED VALUE	499,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,730
TOTAL JUST VALUE	885,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2427/1464	1/25/2021	WD	U	V	37	159,800
GRANTOR: NASSAUVILLE LLC						
GRANTEE: HAWKER MICHAEL & RH						
2294/1211	7/30/2019	WD	Q	V	01	365,000
GRANTOR: LEWIS MARTHA REBECCA						
GRANTEE: HAWKER MICHAEL & RH						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

ARBOR LN, FERNANDINA BEACH

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	000132	C	SFR RIVER	0		RSF-1	118.00	460.00	118.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	885,000							

REVIEW DATE 03/13/2024 **BY** MLU Total Acres: 0.00 Total Land Value: 885,000 Market: 0 Agricultural: 0 Common: 885,000 **PRINTED** 08/06/2024 BY SYS