PT JOHN DIXON GRANT
SEC 45-4N-23E IN OR 2378/682
(EX UTIL ESMT IN OR 1861/825)

MCFARLANE MATTHEW L & OLIVIA S
P O BOX 881
HILLIARD, FL 32046

2024

45-4N-23-0000-00S2-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

LIBERTY TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 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	158,384
TOTAL MARKET VALUE	158,384
SOH/AGL Deduction	71,009
ASSESSED VALUE	87,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,375
TOTAL JUST VALUE	158,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2378/0682	7/08/2020	WD	Q	V	01	75,000
GRANTOR: RENSHAW CAROL ARLENE						
GRANTEE: MCFARLANE MATTHEW L						
1974/0367	4/14/2015	QC	U	V	11	100
GRANTOR: WEBB MITCHELL ALVIN &						
GRANTEE: RENSHAW CAROL ARLEN						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	10.42	AC		1.00	1.00	0.80	19,000.00	15,200.00	158,384							

REVIEW DATE 06/14/2023 BY MLU Total Acres: 10.42 Total Land Value: 158,384 Market: 0 Agricultural: 0 Common: 158,384 PRINTED 08/06/2024 BY SYS