BLK 7 LOTS 1 & 4 (EX PT IN
PBK 6/236)
TOWN OF KINGS FERRY PBK O/64

ALLISON LANDS INC
96034 SANDY POINT CIRCLE
FERNANDINA BEACH, FL 32034

2024

49-4N-25-4260-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5003.00		

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

RIVER BLUFF DR, 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	0
TOTAL LAND VALUE - MARKET	2,100
TOTAL MARKET VALUE	2,100
SOH/AGL Deduction	650
ASSESSED VALUE	1,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,450
TOTAL JUST VALUE	2,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/0836	3/17/1999	WD	Q	V		325,000

GRANTOR: MIZELL JACKSON

GRANTEE: ALLISON LANDS INC

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	000000	C	VAC RES	0		OR	0.00	0.00	0.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	2,100							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.06 Total Land Value: 2,100 Market: 0 Agricultural: 0 Common: 2,100 PRINTED 08/06/2024 BY SYS