LOT 2
BELL FARMS PB 5/376

CAULEY PATRICK & SUSAN FAMILY TRUST/CAULEY SUSAN D
4230 CR 108
HILLIARD, FL 32046

2025

02-2N-23-015B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,300
TOTAL LAND VALUE - MARKET	327,880
TOTAL MARKET VALUE	19,349
SOH/AGL Deduction	1,575
ASSESSED VALUE	17,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,774
TOTAL JUST VALUE	333,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/1482	4/16/2025	TD	U	I	11	100
GRANTOR: CAULEY SUSAN D						
GRANTEE: CAULEY PATRICK & SU						
2217/0132	8/09/2018	QC	U	I	11	100
GRANTOR: ALLEN SUE C						
GRANTEE: CAULEY SUSAN D						

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	0681	POLE SHED	0	0	30	26	780.00	SF	15.00	15.00	100	2005	2005	3	36	4,212	
2	0300	BOAT DCK W	0	0	0	0	136.00	SF	40.00	40.00	100	1995	1995	3	20	1,088	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	525.00	525.00	10,500							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.44	AC		1.00	1.00	1.00	225.00	225.00	549							
4	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	22.44	AC		1.00	1.00	1.00	14,500.00	14,500.00	325,380							

REVIEW DATE 08/28/2019 BY TWA Total Acres: 24.44 Total Land Value: 14,049 Market: 325,380 Agricultural: 11,549 Common: 2,500 PRINTED 07/30/2025 BY SYS