LOTS 1 THRU 7, 11 & 12
DUNNS SURVEY & PT OF SW1/4 OF
NW1/4 OF SEC 4-3N-24E IN OR 2480

BROCK CHADWICK
PO BOX 1325
HILLIARD, FL 32046

2025

04-3N-24-2320-0001-0000

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

37383 CREPE MYRTLE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/20/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	656,810
TOTAL MARKET VALUE	52,350
SOH/AGL Deduction	0
ASSESSED VALUE	52,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,350
TOTAL JUST VALUE	656,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240012893	NEW SFR		11/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0214	7/15/2021	WD	Q	I	01	424,000
GRANTOR: FAHLGREN KIMBERLY JOY						
GRANTEE: BROCK CHADWICK						
2352/0179	4/06/2020	WD	Q	V	01	350,000
GRANTOR: FAHLGREN KIMBERLY JOY						
GRANTEE: BROCK CHADWICK						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	72.42	AC		1.00	1.00	1.00	525.00	525.00	38,020							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	390.00	390.00	10,530							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	119.42	AC		1.00	1.00	1.00	5,500.00	5,500.00	656,810							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 119.42 Total Land Value: 52,350 Market: 656,810 Agricultural: 52,350 Common: 0 PRINTED 07/30/2025 BY SYS