IN OR 852/504

**HOBBS GORDON FRANKLIN & CONNIE SUE/HOBBS BENJAMIN**
15634 COUNTY ROAD 108
HILLIARD, FL 32046

**2025**

**05-2N-23-0000-0002-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

FAMILY LN, HILLIARD

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 281,880 |
| TOTAL MARKET VALUE | 5,473 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 5,473 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,473 |
| TOTAL JUST VALUE | 281,880 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 272,160 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2658/859 | 8/02/2023 | QC | U | V | 11 | 100 |
| GRANTOR: HOBBS GORDON F & CONN | | | | | | |
| GRANTEE: HOBBS GORDON FRANKL | | | | | | |
| 0852/0504 | 10/14/1998 | WD | Q | V | | 27,000 |
| GRANTOR: CARTER WILLIS J | | | | | | |
| GRANTEE: HOBBS GORDON F & CO | | | | | | |

## 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 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 11.50 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 4,485 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 5.20 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 988 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 16.20 | AC | | 1.00 | 1.00 | 1.20 | 14,500.00 | 17,400.00 | 281,880 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 16.70 Total Land Value: 5,473 Market: 281,880 Agricultural: 5,473 Common: 0 PRINTED 07/30/2025 BY SYS