PT SEC 5-3N-24E
IN OR 2646/216

TORBETT ELVIN L & JEANNE
4909 LANNIE ROAD
JACKSONVILLE, FL 32218

2025

05-3N-24-0000-0006-0000

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	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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	190,905
TOTAL MARKET VALUE	190,905
SOH/AGL Deduction	103,123
ASSESSED VALUE	87,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,782
TOTAL JUST VALUE	190,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/216	5/19/2023	WD	U	V	11	100
GRANTOR: TORBETT ELVIN & JEANN						
GRANTEE: TORBETT ELVIN & JEA						
1366/1687	11/14/2005	WD	Q	V		125,000
GRANTOR: WILLIAMS ROBERT ALAN						
GRANTEE: TORBETT ELVIN L & J						

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	000100	C	RES	0		OR	0.00	0.00	9.79	AC		1.00	1.00	1.00	19,500.00	19,500.00	190,905							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 9.79 Total Land Value: 190,905 Market: 0 Agricultural: 0 Common: 190,905 PRINTED 07/30/2025 BY SYS