PT OR 1483/454
ESMT PT OR 1861/825

SMITH ROBERTA A/
PO BOX 339
HILLIARD, FL 32046-0339

2025

05-3N-24-0000-0031-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

EIGHTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	141,570
TOTAL MARKET VALUE	141,570
SOH/AGL Deduction	66,198
ASSESSED VALUE	75,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,372
TOTAL JUST VALUE	141,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/0454	3/06/2007	WD	Q	V		75,000
GRANTOR: AKIN ALBERT WADE						
GRANTEE: SMITH ROBERTA A						
0976/1327	3/20/2001	WD	Q	V		16,000
GRANTOR: EASON ANN						
GRANTEE: AKIN WADE						

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	001000	C	COMMERCIAL	0		C-1	- 0.00	0.00	56,628.00	SF		1.00	1.00	1.00	2.50	2.50	141,570							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 0.00 Total Land Value: 141,570 Market: 0 Agricultural: 0 Common: 141,570 PRINTED 07/30/2025 BY SYS