

PT OF SE1/4 OF NE1/4 OF NE1/4
OF SEC 5-3N-25E & PT OF NW1/4
OF NW1/4 OF SEC 4-3N-25E IN

JACKSON CHARLES DAVID
47542 TURKEY TOWN LANE
HILLIARD, FL 32046

2025

05-3N-25-0000-0001-0160



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY																																																																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																																																
																	VALUATION BY STANDARD																																																																	
																	Tax Group: 4											Tax Dist:																																																						
																	BUILDING MARKET VALUE											0																																																						
																	TOTAL MARKET OB/XF VALUE											14,784																																																						
																	TOTAL LAND VALUE - MARKET											51,750																																																						
																	TOTAL MARKET VALUE											15,210																																																						
																	SOH/AGL Deduction											0																																																						
																	ASSESSED VALUE											15,210																																																						
																	TOTAL EXEMPTION VALUE											0																																																						
																	BASE TAXABLE VALUE											15,210																																																						
																	TOTAL JUST VALUE 66,534																																																																	
																	NCON VALUE 0																																																																	
																	INCOME VALUE																																																																	
																	PREVIOUS YEAR MKT VALUE 55,034																																																																	
DOR CODE 5000 IMPROVED AG																																																																																		
MAP NUM						MKT AREA						05																																																																						
NEIGHBORHOOD/LOC 5001.00																																																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																													
TOTALS																																																																																		
EXTRA FEATURES						47432 TURKEY TOWN LN, HILLIARD																																																																												
L N	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	0510	GARAGE WD-	0 0	64 33	2,112.00	SF	35.00	35.00	100	1980	1980	3	20	14,784																																																																				
LAND DESCRIPTION						TOTAL OB/XF 14,784																																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																										
1	006000	A	PASTURE - HA	0		OR			1.15	AC		1.00	1.00	1.00	370.00	370.00	426																																																																	
2	009910	M	MARKET VALUE	0		OR			1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750																																																																	
REVIEW DATE 04/15/2024 BY DC																	Total Acres: 1.15											Total Land Value: 426											Market: 51,750											Agricultural: 426											Common: 0											PRINTED 07/30/2025 BY SYS										