BLOCK 61 LOT 1
TOWN OF HILLIARD

BISHOP DAVID WAYNE JR & CALLIE KAY
4700 LONESOME OAK DR
HILLIARD, FL 32046

2025

08-3N-24-2380-0061-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

37175 W SIXTH ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	73,500
TOTAL MARKET VALUE	73,500
SOH/AGL Deduction	17,695
ASSESSED VALUE	55,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,805
TOTAL JUST VALUE	73,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150120	DEMOLITION	0	12/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1734	6/02/2025	WD	Q	V	01	80,000
GRANTOR: BREEDING MICHAEL						
GRANTEE: BISHOP DAVID WAYNE						
1671/1416	4/13/2010	TX	U	I	11	3,600
GRANTOR: TAX COLLECTOR						
GRANTEE: BREEDING MICHAEL						

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	0006	R-3	210.00	210.00	210.00	FF		1.00	1.00	1.00	350.00	350.00	73,500							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS