BLK 95 LOTS 8,9,10,11 & 12
IN OR 710/1951,OR 645/6
TOWN OF HILLIARD WEST S/D OF

BROWN DAVID R & MARJORIE A
1795 WARM SPRINGS DRIVE
WENATCHEE, WA 98801

**2025**

**08-3N-24-2380-0095-0080**

## NASSAU COUNTY PROPERTY



## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

EIGHTH AV, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| 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 | 21,875 |
| TOTAL MARKET VALUE | 21,875 |
| SOH/AGL Deduction | 5,266 |
| ASSESSED VALUE | 16,609 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 16,609 |
| TOTAL JUST VALUE | 21,875 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 18,750 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0710/1951 | 8/10/1994 | QC | Q | V | | 2,200 |

GRANTOR: STATE OF FLA

GRANTEE: BROWN DAVID & MARJO

## 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 | 0007 | R-2 | 100.00 | 125.00 | 100.00 | FF | | 1.00 | 1.00 | 0.50 | 350.00 | 175.00 | 17,500 | | | | | | | |
| 2 | 000100 | C | RES | 0 | 0007 | R-2 | 25.00 | 125.00 | 25.00 | FF | | 1.00 | 1.00 | 0.50 | 350.00 | 175.00 | 4,375 | | | | | | | |

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 21,875 Market: 0 Agricultural: 0 Common: 21,875 PRINTED 07/30/2025 BY SYS