IN OR 2293/911
BEING PARCEL B

TWOGATE HUNTING CLUB LODGE INC
PO BOX 781
HILLIARD, FL 32046-0781

2025

08-3N-25-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 108, 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	302
TOTAL LAND VALUE - MARKET	74,200
TOTAL MARKET VALUE	74,502
SOH/AGL Deduction	5,959
ASSESSED VALUE	68,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,543
TOTAL JUST VALUE	74,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0911	7/26/2019	QC	U	I	11	100
GRANTOR: TWO GATE HUNTING CLUB						
GRANTEE: TWO GATE HUNTING LO						
1298/1132	2/28/2005	WD	Q	V	06	20,000
GRANTOR: SHEPHERD ALAN D						
GRANTEE: TWO GATE HUNTING CL						

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
1	0462	ST/AL FNC	0	0	18	7	126.00	SF	10.00	10.00	100	1997	1997	3	24	302	

LAND DESCRIPTION

TOTAL OB/XF 302

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	0004	OR	0.00	0.00	2.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,200							

REVIEW DATE 05/21/2021 BY KBA Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS