LOTS 60 61 62 63 64
IN OR 2109/28 & OR 2116/281
(EX PT R/W OR 489/513 &

NIGHBERT JAMES DAVID
PO BOX 635
HILLIARD, FL 32046-0267

2025

15-3N-23-2020-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,038
TOTAL LAND VALUE - MARKET	396,340
TOTAL MARKET VALUE	33,473
SOH/AGL Deduction	0
ASSESSED VALUE	33,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,473
TOTAL JUST VALUE	405,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0281	4/12/2017	QC	U	I	11	100
GRANTOR: HODGES RICKY L & TERE						
GRANTEE: NIGHBERT JAMES DAVI						
2109/0028	3/22/2017	QC	U	I	11	100
GRANTOR: NIGHBERT MAYNARD S &						
GRANTEE: NIGHBERT JAMES DAVI						

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

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	0510	GARAGE WD-	0	0	50	20	1,000.00	SF	14.00	14.00	100	2003	2003	3	30	4,200	
2	0300	BOAT DCK W	0	0	27	8	216.00	SF	20.00	20.00	100	2009	2009	3	52	2,246	
3	0300	BOAT DCK W	0	0	20	8	160.00	SF	20.00	20.00	100	2017	2017	3	81	2,592	

LAND DESCRIPTION

TOTAL OB/XF 9,038

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	31.90	AC		1.00	1.00	1.00	525.00	525.00	16,748							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.14	AC		1.00	1.00	1.00	190.00	190.00	2,687							
3	009530	C	POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	46.04	AC		1.00	1.00	1.00	8,500.00	8,500.00	391,340							

REVIEW DATE 09/16/2022 BY WWA Total Acres: 48.04 Total Land Value: 24,435 Market: 391,340 Agricultural: 19,435 Common: 5,000 PRINTED 07/30/2025 BY SYS