PT OF SW1/4 OF NW1/4 OF
SEC 15-3N-24E IN OR 854/8
LYING N OF SAPP'S S/D PB 5/18

OWEN SARAH C
37174 ALICE STREET
HILLIARD, FL 32046

2025

15-3N-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

ALICE ST, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,328
TOTAL MARKET VALUE	1,328
SOH/AGL Deduction	473
ASSESSED VALUE	855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	855
TOTAL JUST VALUE	1,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0854/0008	10/05/1998	PD	U	V	24	100

GRANTOR: SAPP ALICE K ESTATE

GRANTEE: OWENS SARAH C

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	000090	C	UNBUILDABLE	0		OR	0.00	0.00	0.59	AC		1.00	1.00	0.05	45,000.00	2,250.00	1,328							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.59 Total Land Value: 1,328 Market: 0 Agricultural: 0 Common: 1,328 PRINTED 07/30/2025 BY SYS