IN OR 1924/1722
EX 6-27 6-28 & 6-29

SIMS KENNETH
PO BOX 1335
HILLIARD, FL 32046

**2025**

**16-3N-24-0000-0006-0240**

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

JOY LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 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 | 46,934 |
| TOTAL MARKET VALUE | 46,934 |
| SOH/AGL Deduction | 12,824 |
| ASSESSED VALUE | 34,110 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 34,110 |
| TOTAL JUST VALUE | 46,934 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 31,297 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 9708223 | NEW CONSTR | 5,950 | 08/07/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1924/1722 | 4/25/2014 | TD | U | V | 19 | 4,300 |
| GRANTOR: ABBOTT DOREEN TRUSTEE | | | | | | |
| GRANTEE: SIMS KENNETH | | | | | | |
| 1301/1690 | 3/15/2005 | PR | Q | I | 06 | 100 |
| GRANTOR: SIMS CLARA FRANCES P/ | | | | | | |
| GRANTEE: SIMS CLARA FRANCES | | | | | | |

### 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 | | R-1 | - 0.00 | 0.00 | 1.39 | AC | | 1.00 | 1.00 | 0.75 | 45,000.00 | 33,750.00 | 46,912 | | | | | | | |
| 2 | 009400 | C | RIGHT-OF-WAY | 0 | | R-1 | - | | 0.22 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 22 | | | | | | | |

REVIEW DATE 05/22/2025 BY MLU Total Acres: 1.61 Total Land Value: 46,934 Market: 0 Agricultural: 0 Common: 46,934 PRINTED 07/30/2025 BY SYS