

LOT 30 & PT LOT 29 IN
OR 2562/1157 PAR 2(EX PT IN
OR 523/771,OR 1455/1167)

RADER DAVID ALLAN & ROXANNE M
27194 DUMP TRUCK LN
HILLIARD, FL 32046

2025

17-3N-24-2020-0030-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 3																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	16,356												
TOTAL LAND VALUE - MARKET																	323,515												
TOTAL MARKET VALUE																	170,350												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	170,350												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	170,350												
TOTAL JUST VALUE																	339,871												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	296,708												
DOR CODE																	5100CROPLAND CLASS 1												
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																	DUMP TRUCK LN, HILLIARD												
EXTRA FEATURES																													
L N	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	0681	POLE SHED	0	0	48	24	1,152.00	SF	15.00	15.00	100	2009	2009	3	52	8,986													
2	0530	STBL WD	0	0	43	20	860.00	SF	15.00	15.00	100	2002	2002	3	29	3,741													
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	2005	2005	3	36	3,629													
TOTAL OB/XF																	16,356												
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1			7.52	AC		1.00	1.00	1.00	19,500.00	19,500.00	146,640												
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500												
3	005100	A	CROPLAND1	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	375.00	375.00	2,438												
4	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000												
5	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	515.00	515.00	1,416												
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.25	AC		1.00	1.00	1.00	15,500.00	15,500.00	174,375												
REVIEW DATE 04/01/2025 BY WWA																	Total Acres: 19.77 Total Land Value: 153,994 Market: 174,375 Agricultural: 4,854 Common: 149,140 PRINTED 07/30/2025 BY SYS												