PT OF SE1/4 OF NW1/4 OF
SEC 18-4N-25E IN OR 100/511 &
OR 2578/392

PATE JEANNETTE H
49117 PATE DRIVE
HILLIARD, FL 32046-5709

2025

18-4N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

PATE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,452
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	10,877
SOH/AGL Deduction	4,597
ASSESSED VALUE	6,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,280
TOTAL JUST VALUE	104,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952199	XFOB	3,456	08/01/1995
5642	CHNGE SRVC	0	01/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0392	5/27/2022	QC	U	V	11	100
GRANTOR: PATE DUSTIN						
GRANTEE: PATE JEANNETTE H						
100/511	9/30/1969	WD	U	V	11	100
GRANTOR: HADDOCK MARY ANN H						
GRANTEE: PATE CHARLES W & JE						

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	0681	POLE SHED	0	0	0	0	864.00	SF	15.00	15.00	100	1995	1995	3	20	2,592	
2	0681	POLE SHED	0	0	0	0	900.00	SF	15.00	15.00	100	2005	2005	3	36	4,860	

LAND DESCRIPTION

TOTAL OB/XF 7,452

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	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	685.00	685.00	3,425							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 06/16/2020 BY KBA Total Acres: 5.00 Total Land Value: 3,425 Market: 97,500 Agricultural: 3,425 Common: 0 PRINTED 07/30/2025 BY SYS