PT SEC 20-4N-25E IN OR 562/175
(EX PT OR 2079/1394 BEING
PARCEL TWO &

CRANDLE BONNIE G EST
C/O JOHN GARDENOUR, 37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2025

20-4N-25-0000-0010-0050

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

MIDDLE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	207,480
TOTAL MARKET VALUE	5,115
SOH/AGL Deduction	0
ASSESSED VALUE	5,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,115
TOTAL JUST VALUE	207,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0562/0175	1/30/1989	WD	Q	V		15,000
GRANTOR: PHILLIPS WILLIAM H						
GRANTEE: CRANDLE BONNIE & J						
0310/0430	2/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	005401	A	TIMBER 1 P	0		OR	0.00	0.00	5.04	AC		1.00	1.00	1.00	750.00	750.00	3,780							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.60	AC		1.00	1.00	1.00	225.00	225.00	1,260							
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	50.00	50.00	75							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.64	AC		1.00	1.00	1.00	19,500.00	19,500.00	207,480							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 12.14 Total Land Value: 5,115 Market: 207,480 Agricultural: 5,115 Common: 0 PRINTED 07/30/2025 BY SYS