LOT 5
IN OR 2163/1830
CORNWALL SURVEY PB O/31

**HOBBS JAMES & DEBBIE**
371684 HENRY SMITH RD
HILLIARD, FL 32046

**2025**

**21-3N-24-2020-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

37290 TOM BROWN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 10/24/2024 KB |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 37,200 |
| TOTAL LAND VALUE - MARKET | 232,500 |
| TOTAL MARKET VALUE | 42,750 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 42,750 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 42,750 |
| TOTAL JUST VALUE | 269,700 |
| NCON VALUE | 37,200 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 225,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008160 | BARN 60X62 | 0 | 05/25/2022 |
| B029241 | NEW CONSTR | 0 | 01/01/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2478/0077 | 7/08/2021 | WD | Q | V | 03 | 30,000 |
| GRANTOR: GEIGER GERNIE & HARRI | | | | | | |
| GRANTEE: HOBBS JAMES & DEBBI | | | | | | |
| 2163/1828 | 11/06/2017 | WD | Q | V | 01 | 45,000 |
| GRANTOR: GEIGER GERNIE & HARRI | | | | | | |
| GRANTEE: HOBBS JAMES & DEBBI | | | | | | |

### 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 | 0680 | POLE SHED | 0 | 0 | 62 | 60 | 3,720.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 37,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 37,200

| 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 | 006005 | A | PASTURE - GR | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,700 | | | | | | | |
| 2 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,850 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 15.00 | AC | | 1.00 | 1.00 | 1.00 | 15,500.00 | 15,500.00 | 232,500 | | | | | | | |

REVIEW DATE 02/21/2025 BY WWA Total Acres: 15.00 Total Land Value: 5,550 Market: 232,500 Agricultural: 5,550 Common: 0 PRINTED 07/30/2025 BY SYS