SOUTH OF ROAD
PT W1/2 OF SE1/4 OF SE1/4
PAR 4-6 BEING PARCEL "C"

PYLES SAMANTHA L
27070 POND DR
HILLIARD, FL 32046

2025

22-2N-23-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5901	HARDWOOD SI 70-79	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	247,430
TOTAL MARKET VALUE	59,938
SOH/AGL Deduction	15,639
ASSESSED VALUE	44,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,299
TOTAL JUST VALUE	259,430
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2015/0100	11/19/2015	WD	U	I	37	60,000
GRANTOR: BURGESS CARMEN ALFRED						
GRANTEE: JOHNSON GARY S & SA						
2010/1283	10/19/2015	QC	U	I	11	100
GRANTOR: MCNEAL CARMELL LYVONN						
GRANTEE: BURGESS CARMEN ALFR						

3439 ROWE CUTOFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	04/01/2024 DC

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	13.06	AC		1.00	1.00	1.00	225.00	225.00	2,938							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.06	AC		1.00	1.00	1.00	15,500.00	15,500.00	202,430							

REVIEW DATE 03/27/2024 BY DC Total Acres: 14.06 Total Land Value: 47,938 Market: 202,430 Agricultural: 2,938 Common: 45,000 PRINTED 07/30/2025 BY SYS