PT OF SE1/4 OF SE1/4
IN OR 2525/297

TAYLOR CODY L L/E/
23324 FERNWOOD DR
HILLIARD, FL 32046

2025

23-2N-23-0000-0013-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

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

FERNWOOD DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	89,550
TOTAL MARKET VALUE	89,550
SOH/AGL Deduction	36,669
ASSESSED VALUE	52,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,881
TOTAL JUST VALUE	89,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0297	12/22/2021	WD	U	V	11	100
GRANTOR: TAYLOR CODY L & SHARR						
GRANTEE: TAYLOR LIVING TRUST						
1871/0630	7/30/2013	WD	Q	V	02	25,000
GRANTOR: HADDEN JOHN CARLOS &						
GRANTEE: TAYLOR CODY L & SHA						

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	000100	C	RES	0	0005	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,550							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.99 Total Land Value: 89,550 Market: 0 Agricultural: 0 Common: 89,550 PRINTED 07/30/2025 BY SYS