PT SW1/4 LYING W OF US HWY 1
IN OR 2302/1767

BENNETTS PROPERTY SERVICES INC
P.O. BOX 8918
JACKSONVILLE, FL 32239

2025

25-3N-24-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,350
TOTAL MARKET VALUE	181,350
SOH/AGL Deduction	61,440
ASSESSED VALUE	119,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,910
TOTAL JUST VALUE	181,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/1767	8/30/2019	WD	Q	V	01	185,000
GRANTOR: PICKETT JARROD CALE &						
GRANTEE: BENNETTS PROPERTY S						
2112/0299	4/06/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: PICKETT JARROD CALE						

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		OR	0.00	0.00	11.70	AC		1.00	1.00	1.00	15,500.00	15,500.00	181,350							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 11.70 Total Land Value: 181,350 Market: 0 Agricultural: 0 Common: 181,350 PRINTED 07/30/2025 BY SYS