PT OF SW1/4 OF SW1/4 OF
SEC 26-2N-23E PT OR 1861/67
(EX ESMT PT OR 663/1337)

GREEN ROBERT B
4142 CHARLES GREEN ROAD
HILLIARD, FL 32046

2025

26-2N-23-0000-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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

CHARLES GREEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,850
TOTAL MARKET VALUE	597
SOH/AGL Deduction	0
ASSESSED VALUE	597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597
TOTAL JUST VALUE	68,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1861/0067	6/07/2013	QC	U	V	11	100
GRANTOR: GREEN DORIS A						
GRANTEE: GREEN ROBERT B						
0633/0440	8/08/1991	WD	Q	V	01	100
GRANTOR: GREEN ROBT & VICKI						
GRANTEE: GREEN CHARLES & D A						

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	390.00	390.00	597							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	45,000.00	45,000.00	68,850							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.53 Total Land Value: 597 Market: 68,850 Agricultural: 597 Common: 0 PRINTED 07/30/2025 BY SYS