PT OF SE1/4 IN OR 2791/771
(EX ESMT OR 343/667)

PAVISH THORNE & ALEXIS
450776 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

27-2N-23-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

20631 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/28/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,915
TOTAL MARKET VALUE	3,659
SOH/AGL Deduction	0
ASSESSED VALUE	3,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,659
TOTAL JUST VALUE	135,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006939	NEW RES AC	79,440	06/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2791/771	5/30/2025	WD	Q	V	01	129,900

GRANTOR: ZANDER ERIC

GRANTEE: PAVISH THORNE & ALE

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.97	AC		1.00	1.00	1.00	525.00	525.00	3,659							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.97	AC		1.00	1.00	1.00	19,500.00	19,500.00	135,915							

REVIEW DATE 06/04/2025 BY WWA Total Acres: 6.97 Total Land Value: 3,659 Market: 135,915 Agricultural: 3,659 Common: 0 PRINTED 07/30/2025 BY SYS