PT OF THE W1/2 OF SW1/4
OF SEC 27-4N-23E IN OR 2697/823
ESMT IN OR 2734/738

PAYTON JACOB
18050 PAYTON GRV
HILLIARD, FL 32046

2025

27-4N-23-0000-0009-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

18050 PAYTON GRV, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,000
TOTAL LAND VALUE - MARKET	90,300
TOTAL MARKET VALUE	108,300
SOH/AGL Deduction	4,920
ASSESSED VALUE	103,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,380
TOTAL JUST VALUE	108,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011695	DEMO OF MH BY MAC	8,050	10/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/823	11/20/2023	WD	U	I	11	100
GRANTOR: PAYTON MICHAEL & REBE						
GRANTEE: PAYTON JACOB						
2628/423	3/30/2023	WD	Q	I	03	290,000
GRANTOR: ABERNETHY MARK A JR &						
GRANTEE: PAYTON MICHAEL EDWI						

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
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1986		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1986		100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1987		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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	000100	C	RES	0	0005	OR	0.00	0.00	3.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,300							

REVIEW DATE 12/10/2024 BY WW Total Acres: 3.01 Total Land Value: 90,300 Market: 0 Agricultural: 0 Common: 90,300 PRINTED 08/20/2025 BY kholton