PT OF THE W1/2 OF SW1/4
OF SEC 27-4N-23E IN OR 2714/208

PAYTON REBECA MARIA
442 OLDFIELD DR
FLEMING ISLAND, FL 32003

2025

27-4N-23-0000-0009-0170

NASSAU COUNTY PROPERTY

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

18082 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	0
TOTAL LAND VALUE - MARKET	49,950
TOTAL MARKET VALUE	49,950
SOH/AGL Deduction	4,163
ASSESSED VALUE	45,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,787
TOTAL JUST VALUE	49,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/208	11/20/2023	WD	U	V	11	100
GRANTOR: PAYTON MICHAEL EDWIN						
GRANTEE: PAYTON REBECA MARIA						
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

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	3.33	AC		1.00	1.00	0.50	30,000.00	15,000.00	49,950							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.33 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS