SE1/4 OF SW1/4 W1/2 OF
NE 1/4 OF SW 1/4
IN OR 2579/608

MASON FARMS FLORIDA LLC
31675 KNIGHT RD
HILLIARD, FL 32046

2025

28-4N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

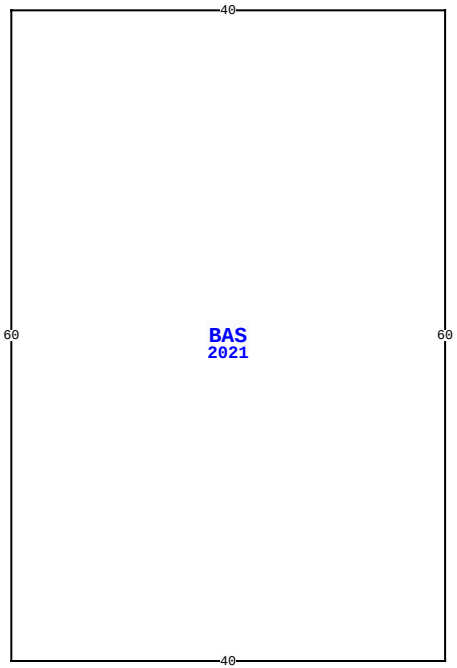
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2021	2,400	44,191
TOTALS	2,400			2,400	44,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	51.8420	19.18	46,032	2020	2020	0	0	0	4.00	96.00

3 GARAGE RES – 0% - 2023 Heated Area: 2400 HX Base Yr



31424 MAGIC HOLLOW RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/05/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	44,191
TOTAL MARKET OB/XF VALUE	8,101
TOTAL LAND VALUE - MARKET	304,150
TOTAL MARKET VALUE	66,761
SOH/AGL Deduction	0
ASSESSED VALUE	66,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,761
TOTAL JUST VALUE	356,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145586	CO ISSUED	0	08/28/2014
B23459	REMODEL	5,869	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0608	7/11/2022	WD	U	I	11	100
GRANTOR: MASON STEVEN V & RHON						
GRANTEE: MASON FARMS FLORIDA						
2326/0479	12/17/2019	WD	U	I	19	332,900
GRANTOR: LLOYD JOHN & CURTIS D						
GRANTEE: MASON STEVEN V & RH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S60 E40 N60$.

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
1	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	100	2002	2002	3	80	572	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2014	2014	3	100	6,000	
3	0810	CONCRETE A	0	0	40	6	240.00	SF	6.50	6.50	100	2020	2020	3	98	1,529	

LAND DESCRIPTION

TOTAL OB/XF 8,101

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	18.20	AC		1.00	1.00	1.00	370.00	370.00	6,734							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	33.60	AC		1.00	1.00	1.00	225.00	225.00	7,560							
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	50.00	50.00	175							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	55.30	AC		1.00	1.00	1.00	5,500.00	5,500.00	304,150							

REVIEW DATE 11/04/2022 BY WW Total Acres: 55.30 Total Land Value: 14,469 Market: 304,150 Agricultural: 14,469 Common: 0 PRINTED 07/30/2025 BY SYS