E1/2 OF SW1/4 OF SW1/4
IN OR 844/1577
EX 5-1 & 5-2

BEVILLE RICHARD E & BARBARA A
31649 KNIGHT ROAD
HILLIARD, FL 32046

2025

28-4N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

KNIGHT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,536
TOTAL LAND VALUE - MARKET	98,000
TOTAL MARKET VALUE	5,702
SOH/AGL Deduction	1,926
ASSESSED VALUE	3,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,776
TOTAL JUST VALUE	102,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1577	8/13/1998	QC	Q	I		55,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: BEVILLE RICHARD & B						
0820/0758	1/22/1998	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: UNITED STATES OF AM						

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
1	0200	BARN WD 0-	0	0	45	36	1,620.00	SF	14.00	14.00	100	1960	1960	3	20	4,536	

LAND DESCRIPTION

TOTAL OB/XF 4,536

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	370.00	370.00	666							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,000							

REVIEW DATE 02/15/2024 **BY** KBA Total Acres: 2.80 Total Land Value: 1,166 Market: 98,000 Agricultural: 1,166 Common: 0 **PRINTED** 07/30/2025 BY SYS