NW1/4 OF NW1/4
IN OR 2620/1784
ESMT IN OR 2621-1746

HYGGE FARMS LLC
PO BOX 1080
HILLIARD, FL 32046

2025

33-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03

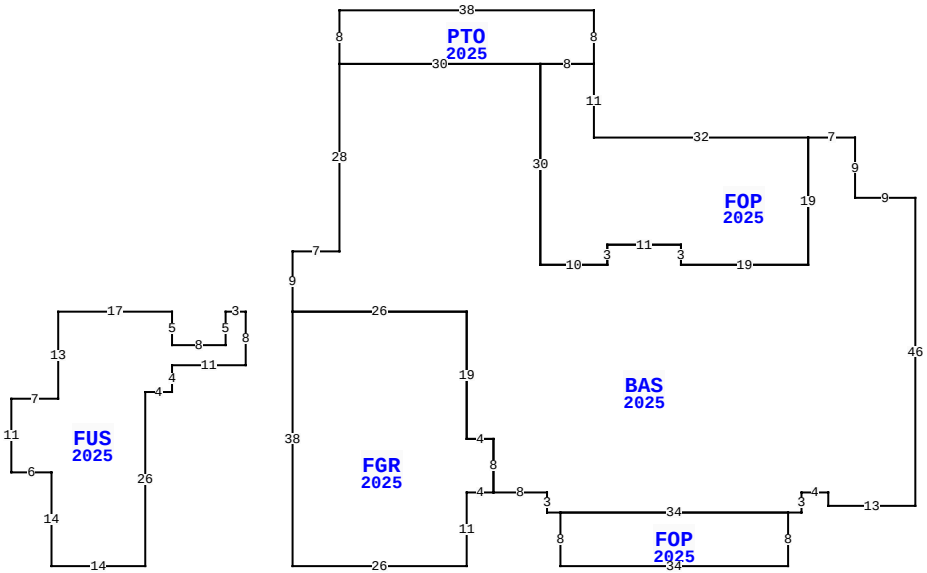
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,738	100	2025	3,738	571,877
FGR	1,020	55	2025	561	85,827
FOP	272	30	2025	82	12,545
FOP	815	30	2025	244	37,330
FUS	681	100	2025	681	104,186
PTO	304	5	2025	15	2,295
TOTALS	6,830			5,321	814,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,321	115.9000	152.99	814,060	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 4419 HX Base Yr



31732 KNIGHT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	06/11/2024 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	814,060
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	397,000
TOTAL MARKET VALUE	1,110,222
SOH/AGL Deduction	0
ASSESSED VALUE	1,110,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,110,222
TOTAL JUST VALUE	1,221,060
NCON VALUE	824,060
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011046	CO ISSUED		09/30/2024
230008828	NEW SFR	853,223	07/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1784	2/01/2023	QC	U	I	11	100
GRANTOR: ADKINS DOUGLAS						
GRANTEE: HYGGE FARMS LLC						
2617/1168	2/01/2023	WD	Q	V	01	313,600
GRANTOR: RODGERS H BEN JR & WI						
GRANTEE: ADKINS DOUGLAS						

BUILDING NOTES

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	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=170,13] W9 N9 W7 S19 W19 N3 W11 S3 W10 N30 W30 S28 W7 S9 E26 S19 E4 S8 E8 S3 E2 E34 E2 N3 E4 S2 E13 N46 $
FOP=[YR=2025;ORIG=114,-7] E8 S11 E32 S19 W19 N3 W11 S3 W10 N30 $
PTO=[YR=2025;ORIG=84,-15] E38 S8 W8 W30 N8 $
FOP=[YR=2025;ORIG=117,60] E34 S8 W34 N8 $
FUS=[YR=2025;ORIG=59,30] W17 S13 W7 S11 E6 S14 E14 N26 E4 N4 E11 N8 W3 S5 W8 N5 $
FGR=[YR=2025;ORIG=77,30] E26 S19 E4 S8 W4 S11 W26 N38 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		OR			33.40	AC		1.00	1.00	1.00	8,500.00	8,500.00	283,900							
2	005600	A	TIMBER 3 N S	0		OR			5.80	AC		1.00	1.00	1.00	390.00	390.00	2,262							
3	009910	M	MARKET VALUE	0		OR			5.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	113,100							

REVIEW DATE 12/13/2024 BY WW Total Acres: 39.20 Total Land Value: 286,162 Market: 113,100 Agricultural: 2,262 Common: 283,900 PRINTED 07/30/2025 BY SYS