LOT 60 (EX SOVEREIGN LANDS)
ROSEMONT GARDEN TRACTS S/D OF
SEC 33-4N-25E PB O/8 &

DUNTON JARED & CAROLINA
47311 TURKEY TOWN LN
HILLIARD, FL 32046

2025

33-4N-25-4210-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

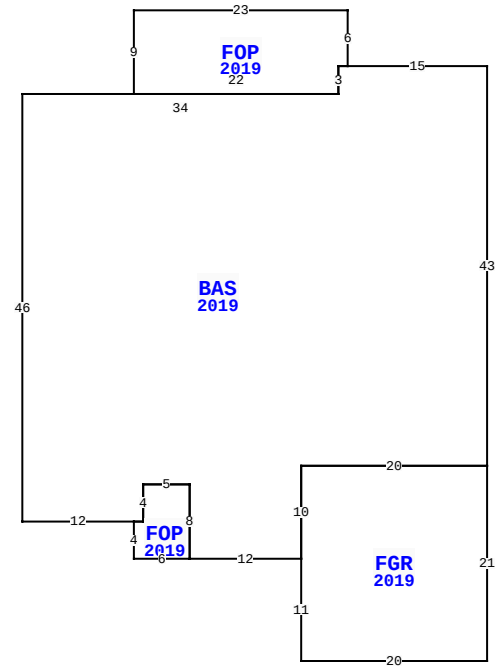
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2019	2,256	323,850
FGR	420	55	2019	231	33,161
FOP	44	30	2019	13	1,866
FOP	204	30	2019	61	8,756
TOTALS	2,924			2,561	367,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,561	111.0816	146.63	375,519	2019	2019	0	0	0	2.10	97.90

1 SNGL FAM – 100% - 2020 Heated Area: 2256 HX Base Yr 2020



47311 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,125
TOTAL MARKET OB/XF VALUE		5,856
TOTAL LAND VALUE - MARKET		179,400
TOTAL MARKET VALUE		582,381
SOH/AGL Deduction		258,419
ASSESSED VALUE		323,962
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,240
TOTAL JUST VALUE		582,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307405	BARN	159,552	06/09/2023
19009385	CO ISSUED	0	09/05/2019
19000590	NEW CONSTR	298,787	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2188/1951	4/05/2018	SW	Q	V	01	81,300

GRANTOR: RAYDIENT LLC
GRANTEE: DUNTON JARED & CARO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N6 W23 S9 E22 N3 E1$ W1 S3 W34 S46 E12 FOP=[YR=2019] S4 E6 N8 W5 S4 W1$ E1 N4 E5 S8 E12 FGR=[YR=2019] S11 E20 N21 W20 S10$ N10 E20 N43$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
2	0810	CONCRETE A	0	100	0	0	618.00	SF	6.50	6.50	100	2019	2019	3	97	3,896	

LAND DESCRIPTION

TOTAL OB/XF 5,856

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	100		OR	0.00	0.00	9.20	AC		1.00	1.00	1.00	19,500.00	19,500.00	179,400							

REVIEW DATE 03/14/2023 BY KW Total Acres: 9.20 Total Land Value: 179,400 Market: 0 Agricultural: 0 Common: 179,400 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

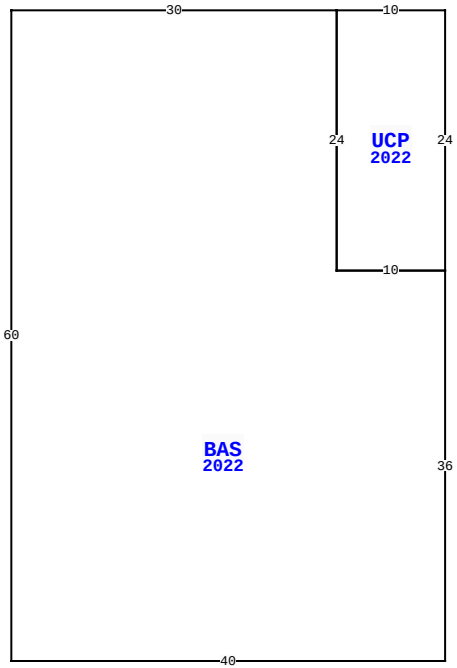
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2022	2,160	28,851
UCP	240	20	2022	48	641
TOTALS	2,400			2,208	29,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,208	52.9690	13.77	30,404	2022	2022	0	0	0	3.00	97.00

2 BARNS – 100% - 2020 Heated Area: 2160 HX Base Yr 2020



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GRANTOR: RAYDIENT LLC
GRANTEE: DUNTON JARED & CARO

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W10 BAS=[YR=2022] W30 S60 E40 N36 W10 N24$
S24 E10 N24$.

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

REVIEW DATE 03/14/2023 BY KW Total Acres: 9.20 Total Land Value: 179,400 Market: 0 Agricultural: 0 Common: 179,400 PRINTED 07/30/2025 BY SYS