LOT 10
IN OR 1299/1730
R673247 & R673248

POWELL WILLIAM E
219 NEWMAN STREET
JACKSONVILLE, FL 32202

2025

33-5N-24-166L-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
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

391995 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,710
TOTAL LAND VALUE - MARKET	303,336
TOTAL MARKET VALUE	64,139
SOH/AGL Deduction	26,887
ASSESSED VALUE	37,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,252
TOTAL JUST VALUE	320,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971864	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1299/1730	3/07/2005	WD	Q	I		139,000
GRANTOR: LOVELAND CLEVE L JR &						
GRANTEE: POWELL WILLIAM E						
0779/0694	12/12/1996	WD	Q	V		50,000
GRANTOR: HADDOCK CARL S & MARG						
GRANTEE: LOVELAND CLEVE JR &						

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	0811	CONCRETE B	0	0	36	16	576.00	SF	5.20	5.20	100	2002	2002	3	80	2,396	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1998	1998	3	20	600	
3	0510	GARAGE WD-	0	0	38	20	760.00	SF	35.00	35.00	100	2002	2002	3	29	7,714	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,710

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	7.36	AC		1.00	1.00	1.00	330.00	330.00	2,429							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.36	AC		1.00	1.00	1.80	19,500.00	35,100.00	258,336							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 8.36 Total Land Value: 47,429 Market: 258,336 Agricultural: 2,429 Common: 45,000 PRINTED 07/30/2025 BY SYS