PT GOVT LOT 2 OF SEC 36-4N-23E
IN OR 2149/1685
UTIL ESMT IN OR 2571-1599

POTOCHNIK JOHN B LVG TRUST/POTOCHNIK JOHN B TRUSTE
PO BOX 566
HILLIARD, FL 32046-0566

2025

36-4N-23-0000-0003-0000

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

ANDREWS 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	0
TOTAL LAND VALUE - MARKET	269,280
TOTAL MARKET VALUE	9,922
SOH/AGL Deduction	0
ASSESSED VALUE	9,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,922
TOTAL JUST VALUE	269,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2149/1685	8/28/2017	WD	U	V	11	100
GRANTOR: POTOCHNIK JOHN BERNAR						
GRANTEE: POTOCHNIK JOHN BERN						
0698/1516	2/18/1994	WD	U	V	07	100
GRANTOR: JOHNSON SANDRA						
GRANTEE: POTOCHNIK JOHN & NO						

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

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
1	006000	A	PASTURE - HA	0		OR	0.00	0.00	21.68	AC		1.00	1.00	1.00	370.00	370.00	8,022							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	31.68	AC		1.00	1.00	1.00	8,500.00	8,500.00	269,280							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 31.68 Total Land Value: 9,922 Market: 269,280 Agricultural: 9,922 Common: 0 PRINTED 07/30/2025 BY SYS