SW1/4 OF NW1/4 OF
SEC 36-4N-25E (EX PT IN DBK 119/
2005/867 &

FAVORS ERNEST B JR/COOPER MARY EST
C/O MICHAEL FAVORS, 5635 INTERNATIONAL DRIVE
JACKSONVILLE, FL 32219

2025

36-4N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

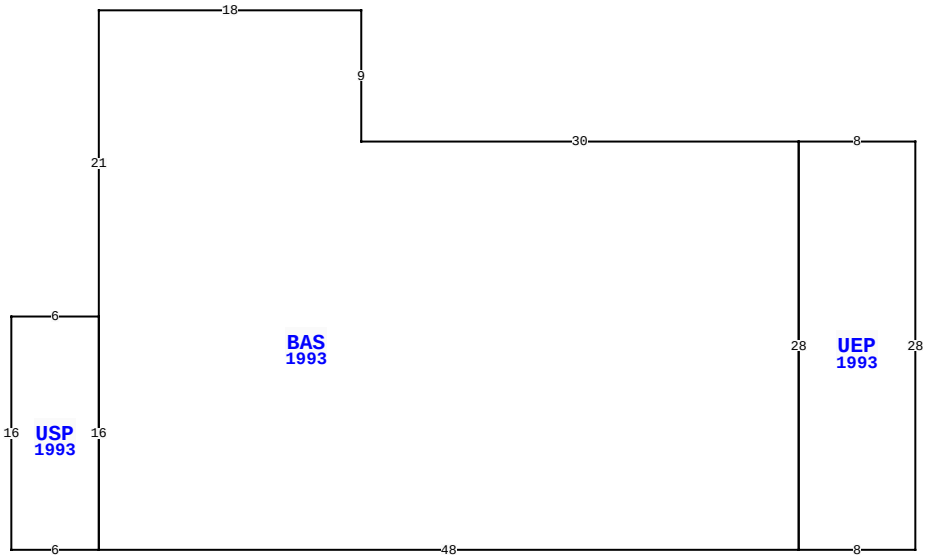
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1993	1,506	14,367
UEP	224	60	1993	134	1,278
USP	96	30	1993	29	277
TOTALS	1,826			1,669	15,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,669	47.7000	47.70	79,611	1914	1914	0	0	99	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1506 HX Base Yr



58650 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	04/18/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,922
TOTAL MARKET OB/XF VALUE	2,454
TOTAL LAND VALUE - MARKET	441,775
TOTAL MARKET VALUE	167,085
SOH/AGL Deduction	82,438
ASSESSED VALUE	84,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,647
TOTAL JUST VALUE	460,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1663/658	2/12/2010	FJ	U	I	11	0

GRANTOR: FAVORES LILLIE GURTUR
GRANTEE: FAVORS ERNEST B JR

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W8 BAS=[YR=1993] W30 N9 W18 S21 USP=[YR=1993] W6 S16 E6 N16$ S16 E48 N28$ S28 E8 N28$.

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	0350	CARPORT WD	0	0	16	59	944.00	SF	13.00	13.00	100	1960	1960	3	20	2,454	

LAND DESCRIPTION

TOTAL OB/XF 2,454

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		OR	0.00	0.00	4.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	144,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	20.53	AC		1.00	1.00	1.00	225.00	225.00	4,619							
3	009400	C	RIGHT-OF-WAY	0		OR			0.90	AC		1.00	1.00	1.00	100.00	100.00	90							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.53	AC		1.00	1.00	1.00	14,500.00	14,500.00	297,685							

REVIEW DATE 04/17/2024 BY DC Total Acres: 26.23 Total Land Value: 148,709 Market: 297,685 Agricultural: 4,619 Common: 144,090 PRINTED 07/30/2025 BY SYS