LOTS 18, 19, PT CL RD
LYING W'LY IN OR 2759/170
SUB OF SECS 38, 39-3N-23E PBK O/

WEINAUG KENNETH S & SILVANA XIMENA
PO BOX 550
HILLIARD, FL 32046-0550

2025

39-3N-23-2080-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/31/2025 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	205,220
TOTAL MARKET VALUE	4,369
SOH/AGL Deduction	0
ASSESSED VALUE	4,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,369
TOTAL JUST VALUE	205,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005764	NEW RS 504	629,500	05/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/170	12/27/2024	SW	U	V	30	33,100
GRANTOR: WEINAUG WOODLANDS INC						
GRANTEE: WEINAUG KENNETH S &						
1550/1040	2/11/2008	QC	U	V	07	100
GRANTOR: WEINAUG RAYMOND J JR						
GRANTEE: WEINAUG WOODLANDS I						

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	005601	A	TIMBER 3 P S	0	0006	OR	0.00	0.00	13.24	AC		1.00	1.00	1.00	330.00	330.00	4,369							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.24	AC		1.00	1.00	1.00	15,500.00	15,500.00	205,220							

REVIEW DATE 06/25/2025 BY WW Total Acres: 13.24 Total Land Value: 4,369 Market: 205,220 Agricultural: 4,369 Common: 0 PRINTED 07/30/2025 BY SYS