BLOCK 1 LOTS 1 2 3 4 7 8 9 10&
BLOCK 2 LOTS 11 12 13 & 23
PARS 1-1 & 3-1 SEC 28 &

HIXON JOSEPH M III
3948 3RD ST S STE #432
JACKSONVILLE BEACH, FL 32250

**2025**

**43-4N-23-2020-0001-0010**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

172408 HODGES RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 10/24/2024 KB |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 658,625 |
| TOTAL MARKET VALUE | 46,702 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 46,702 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 46,702 |
| TOTAL JUST VALUE | 658,625 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 598,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1504/0197 | 6/07/2007 | QC | Q | V | 06 | 100 |
| GRANTOR: HIXON JOSEPH M PRESID | | | | | | |
| GRANTEE: HIXON JOSEPH M III | | | | | | |
| 1504/0195 | 6/07/2007 | WD | Q | V | | 810,600 |
| GRANTOR: LLOYD R B | | | | | | |
| GRANTEE: HIXON JOSEPH M III | | | | | | |

## 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 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 119.75 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 46,702 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 119.75 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 658,625 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 119.75 Total Land Value: 46,702 Market: 658,625 Agricultural: 46,702 Common: 0 PRINTED 07/30/2025 BY SYS