PT PEDRO PONS GRANT SEC 47-2N-25
TRACTS A, B COUNTRYSIDE ESTATES
IN OR 1654/926 (EX PT IN OR 2740

HARDWICK JUDITH B
4115 ORTEGA BLVD
JACKSONVILLE, FL 32210

2025

47-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

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

IRVIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	521,920
TOTAL MARKET VALUE	23,430
SOH/AGL Deduction	0
ASSESSED VALUE	23,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,430
TOTAL JUST VALUE	521,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1654/0926	12/01/2009	QC	U	V	11	100
GRANTOR: HARDWICK JAMES O						
GRANTEE: HARDWICK JUDITH B						
1629/0201	7/09/2009	QC	U	V	30	100
GRANTOR: HARDWICK JAMES O						
GRANTEE: HARDWICK JUDITH B						

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	28.39	AC		1.00	1.00	1.00	370.00	370.00	10,504							
2	000010	C	OPEN SPACE	0		RSF-1	0.00	0.00	0.30	AC		1.00	1.00	1.00	1,000.00	1,000.00	300							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	66.45	AC		1.00	1.00	1.00	190.00	190.00	12,626							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	94.84	AC		1.00	1.00	1.00	5,500.00	5,500.00	521,620							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 95.14 Total Land Value: 23,430 Market: 521,620 Agricultural: 23,130 Common: 300 PRINTED 07/30/2025 BY SYS