PT SEC 39 & 49-4N-23E
IN OR 2488/1074
(EX PT IN OR 2710/186)

BLAKE BRHYSEN LLC
PO BOX 366
HILLIARD, FL 32046

2025

49-4N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
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

POPE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/03/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	32,550
TOTAL LAND VALUE - MARKET	380,280
TOTAL MARKET VALUE	412,830
SOH/AGL Deduction	63,835
ASSESSED VALUE	348,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,995
TOTAL JUST VALUE	412,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/1074	8/17/2021	QC	U	V	11	100
GRANTOR: CARTER DEBORAH HOPKIN						
GRANTEE: BLAKE BRHYSEN LLC						
2488/1066	8/17/2021	SW	Q	I	05	503,000
GRANTOR: CARTER DEBORAH HOPKIN						
GRANTEE: BLAKE BRHYSEN LLC						

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
1	2810	MH SPACE	0	0	0	0	10.00	SF	2,400.00	2,400.00	100	1993	1993	3	100	24,000	
2	0511	GARAGE CB-	0	0	19	10	190.00	SF	50.00	50.00	100	1970	1970	3	90	8,550	

LAND DESCRIPTION

TOTAL OB/XF 32,550

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	001000	C	COMMERCIAL	0	0007	CG			507,040.00	SF		1.00	1.00	1.00	0.75	0.75	380,280							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 11.64 Total Land Value: 380,280 Market: 0 Agricultural: 0 Common: 380,280 PRINTED 07/30/2025 BY SYS