IN OR 2254/147

MANNING DIXIE A
37225 ALICE STREET
HILLIARD, FL 32046

2025

50-3N-27-0000-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,004,825
TOTAL MARKET VALUE	1,004,825
SOH/AGL Deduction	766,548
ASSESSED VALUE	238,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,277
TOTAL JUST VALUE	1,004,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	945,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2254/0147	2/08/2019	QC	U	V	11	100
GRANTOR: MANNING MARK V						
GRANTEE: MANNING DIXIE A						
0755/1413	4/01/1996	QC	U	V	10	100
GRANTOR: RAYONIER INC						
GRANTEE: MANNING MARK V						

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	000100	C	RES	0		OR	0.00	0.00	11.82	AC		1.00	1.00	1.00	85,000.00	85,000.00	1,004,700							
2	009630	C	SWAMP	0		OR			0.25	AC		1.00	1.00	1.00	500.00	500.00	125							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 12.07 Total Land Value: 1,004,825 Market: 0 Agricultural: 0 Common: 1,004,825 PRINTED 07/30/2025 BY SYS