PT OF W1/2 OF NE1/4 OF NE1/4
OF SEC 05-3N-25E & PT OF SE1/4
OF SEC 32-4N-25E IN OR 2643/857

LIBBY KELLEY LARISSA
127 BLUE WILLOW LN
FLOYD, VA 24091

2026

05-3N-25-0000-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/07/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,750
TOTAL MARKET VALUE	1,828
SOH/AGL Deduction	0
ASSESSED VALUE	1,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,828
TOTAL JUST VALUE	120,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/857	5/23/2023	WD	U	V	11	100

GRANTOR: LIBBY ROSS E JR IRREV

GRANTEE: LIBBY KELLY LARISSA

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.45	AC		1.00	1.00	1.00	530.00	530.00	1,828							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.45	AC		1.00	1.00	1.00	35,000.00	35,000.00	120,750							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 3.45 Total Land Value: 1,828 Market: 120,750 Agricultural: 1,828 Common: 0 PRINTED 07/09/2026 BY SYS