LOTS 37 THRU 40 57 THRU 63
IN OR 2324/1853(EX OR 1058/353
& OR 1232/1333)

NITOWITZ RICHARD & VICKIE L/E/
24763 COUNTY ROAD 121
HILLIARD, FL 32046

**2026**

**13-2N-23-2020-0037-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5900 | TIMBERLAND UNCLASS | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

RIVER RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,367,630 |
| TOTAL MARKET VALUE | 37,860 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 37,860 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 37,860 |
| TOTAL JUST VALUE | 1,367,630 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 683,815 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2324/1853 | 11/07/2019 | QC | U | V | 11 | 100 |

GRANTOR: NITOWITZ VICKIE L

GRANTEE: DENMARK KATRINA L

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 50.00 | AC | | 1.00 | 1.00 | 1.00 | 170.00 | 170.00 | 8,500 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 74.33 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 29,360 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 124.33 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 1,367,630 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/12/2026 BY MLU Total Acres: 124.33 Total Land Value: 37,860 Market: 1,367,630 Agricultural: 37,860 Common: 0 PRINTED 07/09/2026 BY SYS