SW1/4 OF SW1/4 OF
SEC 15-3N-25E IN OR 1697/1118

YAWN LOUISE V
PO BOX 594
HILLIARD, FL 32046-0594

2026

15-3N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	10/27/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	17,681
SOH/AGL Deduction	0
ASSESSED VALUE	17,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,681
TOTAL JUST VALUE	440,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1697/1118	8/25/2010	WD	U	V	30	100
GRANTOR: YAWN LOUISE V & GARY						
GRANTEE: YAWN LOUISE V						
1192/0053	12/02/2003	WD	Q	V	01	100
GRANTOR: YAWN LOUISE V						
GRANTEE: YAWN LOUISE V & GAR						

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	005600	A	TIMBER 3 N S	0		OR			20.20	AC		1.00	1.00	1.00	395.00	395.00	7,979							
2	005500	A	TIMBER 2 N S	0		OR			17.40	AC		1.00	1.00	1.00	530.00	530.00	9,222							
3	005901	A	HARDWOOD SI	0		OR			2.40	AC		1.00	1.00	1.00	200.00	200.00	480							
4	009910	M	MARKET VALUE	0		OR			40.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	440,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 40.00 Total Land Value: 17,681 Market: 440,000 Agricultural: 17,681 Common: 0 PRINTED 07/09/2026 BY SYS