PT OF NW1/4 OF SE1/4
IN OR 2451/1909

YOUNG STEVEN HUGH/YOUNG CHRISTOPHER RYAN
1574 S 9TH STREET
JACKSONVILLE, FL 32250

2026

16-3N-24-0000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

37141 MOODY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	140,950
TOTAL MARKET VALUE	146,950
SOH/AGL Deduction	79,675
ASSESSED VALUE	67,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,275
TOTAL JUST VALUE	146,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220159	DEMOLITION	0	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1909	4/13/2021	WD	U	V	40	140,000
GRANTOR: HARRIS MITCHELL DALE						
GRANTEE: YOUNG STEVEN HUGH &						
0908/0886	11/19/1999	QC	Q	V	01	100
GRANTOR: HARRIS MITCHELL & DEB						
GRANTEE: HARRIS MITCHELL DAL						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1984	1984	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0006	A-1	0.00	0.00	4.90	AC		1.00	1.00	1.00	28,000.00	28,000.00	137,200							
2	009530	C	POND	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.40 Total Land Value: 140,950 Market: 0 Agricultural: 0 Common: 140,950 PRINTED 07/09/2026 BY SYS