LOT 30 & PT LOT 29 IN
OR 2562/1157 PAR 2(EX PT IN
OR 523/771,OR 1455/1167)

RADER DAVID ALLAN & ROXANNE M
27194 DUMP TRUCK LN
HILLIARD, FL 32046

2026

17-3N-24-2020-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5100	CROPLAND CLASS 1	
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

DUMP TRUCK LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	05/30/2025 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,744
TOTAL LAND VALUE - MARKET	246,510
TOTAL MARKET VALUE	123,858
SOH/AGL Deduction	0
ASSESSED VALUE	123,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,858
TOTAL JUST VALUE	265,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-0893	TEMP POLE	0	03/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1157	5/11/2022	WD	Q	V	05	700,000
GRANTOR: STOKES ROY CLINTON &						
GRANTEE: RADER DAVID ALLAN &						
1770/0914	12/02/2011	WD	U	V	11	100
GRANTOR: STOKES ROY CLINTON &						
GRANTEE: STOKES ROY CLINTON						

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	0681	POLE SHED	0	0	48	24	1,152.00	SF	15.00	15.00	100	2009	2009	3	48	8,294	
2	0530	STBL WD	0	0	43	20	860.00	SF	30.00	30.00	100	2002	2002	3	28	7,224	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	2005	2005	3	32	3,226	

LAND DESCRIPTION

TOTAL OB/XF 18,744

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	005000	C	AGRICULTURAL	0		A-1			7.52	AC		1.00	1.00	1.00	13,000.00	13,000.00	97,760							
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005100	A	CROPLAND1	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	375.00	375.00	2,438							
4	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
5	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	515.00	515.00	1,416							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.25	AC		1.00	1.00	1.00	13,000.00	13,000.00	146,250							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 19.77 Total Land Value: 105,114 Market: 146,250 Agricultural: 4,854 Common: 100,260 PRINTED 07/09/2026 BY SYS