PT OR 2093/1453

MERTEN JULIE W TRUST
28163 DOG GONE TRAIL
HILLIARD, FL 32046

2026

19-4N-24-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
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

CONNER CUTOFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	208,420
TOTAL MARKET VALUE	4,046
SOH/AGL Deduction	0
ASSESSED VALUE	4,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,046
TOTAL JUST VALUE	208,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2093/1453	1/11/2017	WD	U	I	11	100
GRANTOR: SSJ FARM LLC						
GRANTEE: JULIE W MERTEN TRUS						
1738/0410	2/14/2011	WD	U	I	30	100
GRANTOR: WILLIAMS SHARON & JOH						
GRANTEE: SSJ FARM LLC						

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	005601	A	TIMBER 3 P S	0	0005	OR	0.00	0.00	12.26	AC		1.00	1.00	1.00	330.00	330.00	4,046							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.26	AC		1.00	1.00	1.00	17,000.00	17,000.00	208,420							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 12.26 Total Land Value: 4,046 Market: 208,420 Agricultural: 4,046 Common: 0 PRINTED 07/09/2026 BY SYS