S1/2 OF SW1/4
IN OR 2873/245
ESMT PT OR 663/1337

BROOKS JEFFREY JR & ELIZABETH M
27291 W 1ST AVE
HILLIARD, FL 32046

2026

26-2N-23-0000-0005-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	252,790
TOTAL MARKET VALUE	5,502
SOH/AGL Deduction	0
ASSESSED VALUE	5,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,502
TOTAL JUST VALUE	252,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2873/245	6/02/2026	WD	Q	V	01	303,000
GRANTOR: GREEN-ENGLISH SHARLEE						
GRANTEE: BROOKS JEFFREY & EL						
2846/81	2/09/2026	QC	U	V	11	100
GRANTOR: GREEN ROBERT B & ROBI						
GRANTEE: THOMAS AMBER M						

3926 CHARLES GREEN RD, HILLIARD

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

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	14.87	AC		1.00	1.00	1.00	370.00	370.00	5,502							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.87	AC		1.00	1.00	1.00	17,000.00	17,000.00	252,790							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 14.87 Total Land Value: 5,502 Market: 252,790 Agricultural: 5,502 Common: 0 PRINTED 07/09/2026 BY SYS