PT LOT 1 & UNDEVELOPED R/W IN
OR 2079/1394 BEING PARCEL "1"
ROSEMONT GARDEN TRACTS PBK O/8

GARDENOUR JOHN & JOYCE
37108 LITTLE MAGNOLIA CT
HILLIARD, FL 32046

2026

29-4N-25-4210-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

473600 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	77,500
TOTAL MARKET VALUE	89,500
SOH/AGL Deduction	28,115
ASSESSED VALUE	61,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,385
TOTAL JUST VALUE	89,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/1394	10/20/2016	QC	U	I	11	100
GRANTOR: CRANDLE BONNIE G						
GRANTEE: GARDENOUR JOHN & JO						
1936/1823	8/29/2014	QC	U	I	11	100
GRANTOR: CRANDLE JAMES						
GRANTEE: CRANDLE BONNIE G						

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	1999	1999	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	50,000.00	50,000.00	77,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.55 Total Land Value: 77,500 Market: 0 Agricultural: 0 Common: 77,500 PRINTED 07/09/2026 BY SYS