LOT 7
ANDREWS GROVE OR 2685/742

BROCK CHADWICK & ELISABETH
37021 CREPE MYRTLE LANE
HILLIARD, FL 32046

2026

30-4N-24-2745-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9018.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	126,730
TOTAL MARKET VALUE	3,435
SOH/AGL Deduction	0
ASSESSED VALUE	3,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,435
TOTAL JUST VALUE	126,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/12	11/06/2024	SW	Q	V	01	160,000

GRANTOR: RAYDIENT LLC
GRANTEE: BROCK CHADWICK & EL

172555 ANDREWS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	03/26/2025 KBA

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

BUILDING NOTES

BUILDING DIMENSIONS

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	6.67	AC		1.00	1.00	1.00	515.00	515.00	3,435							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.67	AC		1.00	1.00	1.00	19,000.00	19,000.00	126,730							

REVIEW DATE 04/02/2026 BY MLU Total Acres: 6.67 Total Land Value: 3,435 Market: 126,730 Agricultural: 3,435 Common: 0 PRINTED 07/09/2026 BY SYS