PT OF N1/2 OF NE1/4 PAR 1-2
PT OR 2079/609 (EX R/W)

THOMAS ADRIAN RANDOLPH
12808 US HWY 301
BRYCEVILLE, FL 32009

2026

32-4N-25-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

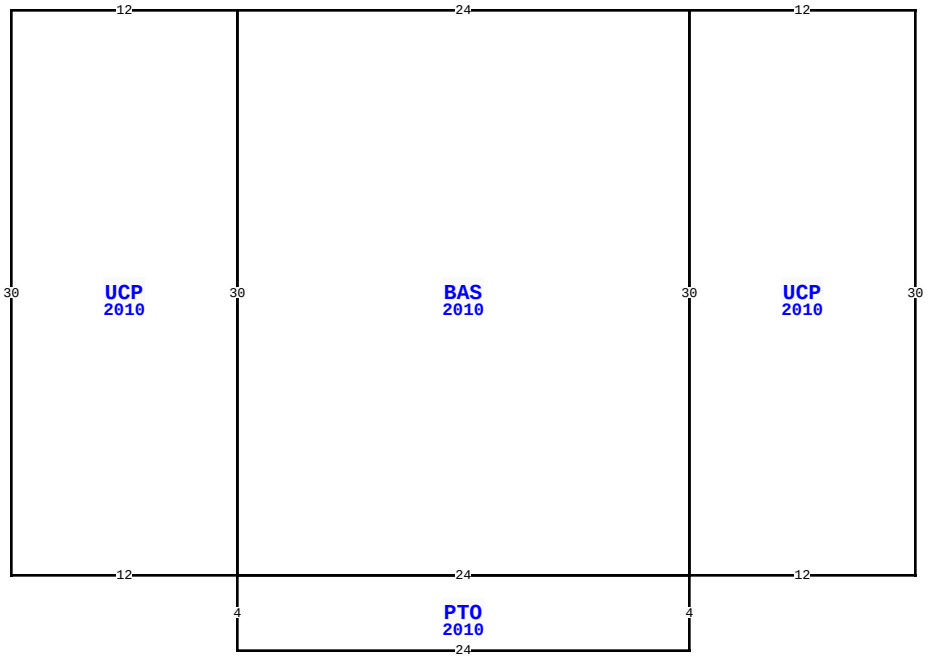
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2010	720	7,117
PTO	96	5	2010	5	49
UCP	360	20	2010	72	711
UCP	360	20	2010	72	711
TOTALS	1,536			869	8,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	869	49.6800	19.38	16,841	1998	1998	0	0	0	49.00	51.00

1 GARAGE RES 0% - 0 Heated Area: 720 HX Base Yr



LOGGING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,589
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	9,114
SOH/AGL Deduction	0
ASSESSED VALUE	9,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,114
TOTAL JUST VALUE	61,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/0609	10/19/2016	WD	U	I	37	50,000
GRANTOR: ZOLLINHOFER SUSAN						
GRANTEE: THOMAS ADRIAN RANDO						
1869/0257	7/22/2013	WD	Q	I	01	25,000
GRANTOR: MITCHELL CHARLES A JR						
GRANTEE: ZOLLINHOFER JOHN &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2010] W12 BAS=[YR=2010] W24 UCP=[YR=2010] W12 S30 E12 N30$ S30 PTO=[YR=2010] S4 E24 N4 W24$E24 N30$ S30 E12 N30$.

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	500.00	500.00	525							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	50,000.00	50,000.00	52,500							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 1.05 Total Land Value: 525 Market: 52,500 Agricultural: 525 Common: 0 PRINTED 07/09/2026 BY SYS