

S1/2 OF SW1/4 OF SE1/4 OF
SEC 32-4N-25E IN OR 2452/332
(EX PT IN OR 2029/1752)

LIBBY ROSS E JR IRREVOC TRUST/LIBBY ROSS E JR TRUS
47944 TURKEY TOWN LANE
HILLIARD, FL 32046

2026

32-4N-25-0000-0005-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 4																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	0												
TOTAL LAND VALUE - MARKET																	255,000												
TOTAL MARKET VALUE																	72,345												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	72,345												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	72,345												
TOTAL JUST VALUE																	255,000												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	232,500												
DOR CODE																	5600TIMBERLAND 70-79												
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																	SLEEPY HOLLOW LN, HILLIARD												
EXTRA FEATURES																	BLD DATE XF DATE INC DATE												
L N	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	LGL DATE LAND DATE AG DATE 05/08/2026 MLU 01/16/2025 KBA													
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/XF 0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	68,000												
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	395.00	395.00	4,345												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	187,000												
REVIEW DATE 05/08/2026 BY MLU Total Acres: 15.00 Total Land Value: 72,345 Market: 187,000 Agricultural: 4,345 Common: 68,000 PRINTED 07/09/2026 BY SYS																													