N1/2 OF SE1/4 S1/2 OF NE1/4
N1/2 OF NW1/4
EX 2-1 2-2 2-3 2-4 2-5 2-6 2-7

SMITH E D &/POWELL W E
W E POWELL, 39172 WATERS EDGE DRIVE
HILLIARD, FL 32046

2026

33-5N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

392181 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/22/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	1,590
SOH/AGL Deduction	0
ASSESSED VALUE	1,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,590
TOTAL JUST VALUE	84,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014909	H/AC	0	03/01/2001
M014854	H/AC	0	02/01/2001
M014855	H/AC	0	02/01/2001
B007195	NEW CONSTR	66,392	06/01/2000
B007192	NEW CONSTR	107,013	06/01/2000
B007194	NEW CONSTR	85,868	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0903/0791	10/14/1999	WD	U	V	09	516,000
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: SMITH E D & W E POW						
0607/0799	9/14/1990	WD	U	I	09	4,500,000
GRANTOR: HERCULES INC						
GRANTEE: STROTHER TIMBERLAND						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	530.00	530.00	1,590							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 3.00 Total Land Value: 1,590 Market: 84,000 Agricultural: 1,590 Common: 0 PRINTED 07/09/2026 BY SYS