PT OF GOVT LOT 1 OF
SEC 36-4N-23E IN OR 2299/1351

POTOCHNIK DAVID J
751 BARROWS DAIRY RD
PORT ORANGE, FL 32127

2026

36-4N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

POTOCHNIK RD, HILLIARD

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	204,440
TOTAL MARKET VALUE	204,440
SOH/AGL Deduction	51,944
ASSESSED VALUE	152,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,496
TOTAL JUST VALUE	204,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2299/1351	8/19/2019	QC	U	V	11	100

GRANTOR: GEIGER DONIE W

GRANTEE: POTOCHNIK DAVID J

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	000100	C	RES	0		OR	0.00	0.00	10.76	AC		1.00	1.00	1.00	19,000.00	19,000.00	204,440							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 10.76 Total Land Value: 204,440 Market: 0 Agricultural: 0 Common: 204,440 PRINTED 07/09/2026 BY SYS