PT OF CLARK & BROWN GRANT
SEC 41-4N-23E & PT GOVT LOT 1
OF SEC 13-4N-23E IN OR 14/533

FLORIDA DEVELOPMENT COMMISSION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

41-4N-23-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
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

US HWY 1, HILLIARD

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

NASSAU COUNTY PROPERTY

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		111,258
TOTAL MARKET VALUE		111,258
SOH/AGL Deduction		49,205
ASSESSED VALUE		62,053
TOTAL EXEMPTION VALUE	05	62,053
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		111,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0014/0533	12/15/1960	QC	U	V	11	0

GRANTOR: STATE OF FLORIDA DOT

GRANTEE: FLORIDA DEVELOPMENT

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	008700	C	STATE	0		OR	0.00	0.00	5.30	AC		1.00	1.00	1.00	21,000.00	21,000.00	111,258							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 5.30 Total Land Value: 111,258 Market: 0 Agricultural: 0 Common: 111,258 PRINTED 07/09/2026 BY SYS