LOT 6
SECS 41-4N-23 & 41-4N-24
LAKE HAMPTON EST PB 5/336-337

POHLMEIER ERIK T
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2026

41-4N-23-1210-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		

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

GHOSTRIDER TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/06/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	643,390
TOTAL MARKET VALUE	17,544
SOH/AGL Deduction	0
ASSESSED VALUE	17,544
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,544
TOTAL JUST VALUE	643,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2683/1473	10/31/2023	TD	U	V	11	100
GRANTOR: KOHLS EUGENE C REVOCA						
GRANTEE: POHLMEIER ERIK T						
2139/1365	7/11/2017	QC	U	V	11	100
GRANTOR: KOHLS EUGENE C						
GRANTEE: EUGENE C KOHLS REVO						

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	005700	A	TIMBER 4 N S	0	0004	OR	0.00	0.00	31.97	AC		1.00	1.00	1.00	275.00	275.00	8,792							
2	005601	A	TIMBER 3 P S	0	0004	OR	0.00	0.00	26.52	AC		1.00	1.00	1.00	330.00	330.00	8,752							
3	009910	M	MARKET VALUE	0	0004	OR	0.00	0.00	58.49	AC		1.00	1.00	1.00	11,000.00	11,000.00	643,390							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 58.49 Total Land Value: 17,544 Market: 643,390 Agricultural: 17,544 Common: 0 PRINTED 07/09/2026 BY SYS