BLOCK 4 LOT 9
PT OR 1115/1937
ST MARYS HIGHLANDS PB 5/12-13

BEASLEY LUMAN
2229 IRONWOOD DRIVE
JACKSONVILLE, FL 32216

2026

41-4N-23-2100-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

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

TWO WATERS LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
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	90,500
TOTAL MARKET VALUE	90,500
SOH/AGL Deduction	57,356
ASSESSED VALUE	33,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,144
TOTAL JUST VALUE	90,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1115/1937	2/25/2003	WD	U	V	21	30,000
GRANTOR: FORD TIMOTHY ETAL P/R						
GRANTEE: BEASLEY LUMAN						
0459/0477	6/01/1985	MS	U	V		15,000
GRANTOR:						
GRANTEE:						

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	000132	C	RES RIVER	0	0007	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,500.00	90,500.00	90,500							

REVIEW DATE 04/08/2026 BY MLU Total Acres: 0.00 Total Land Value: 90,500 Market: 0 Agricultural: 0 Common: 90,500 PRINTED 07/09/2026 BY SYS