PT ZACH HADDOCK GRANT
SEC 48-4N-25E IN OR 2799/775

PICKETT FAMILY TRUST/PICKETT PAMELA H TRUSTEE
1731 INDIAN WOOD DR
NEPTUNE BEACH, FL 32266

2026

48-4N-25-0000-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

KOLARS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	204,855
TOTAL MARKET VALUE	204,855
SOH/AGL Deduction	137,941
ASSESSED VALUE	66,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,914
TOTAL JUST VALUE	204,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/775	2/27/2025	SW	U	V	11	100
GRANTOR: PICKETT LARRY J & PAT						
GRANTEE: PICKETT FAMILY TRUS						
2510/0577	10/28/2021	QC	U	V	11	100
GRANTOR: PICKETT LARRY J						
GRANTEE: PICKETT LARRY J & P						

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	0005	OR	0.00	0.00	3.90	AC		1.00	1.00	1.50	35,000.00	52,500.00	204,855							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 3.90 Total Land Value: 204,855 Market: 0 Agricultural: 0 Common: 204,855 PRINTED 07/09/2026 BY SYS