

IN OR 1436/1489  
EX 4-4  
1992 FLEE SW/MH

SIMMONS STEPHEN DANIEL  
26161 PIONEER TL  
HILLIARD, FL 32046

2023

02-2N-23-0000-0004-0030



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,848            | 100         | 1,848        | 210,088              |
| FGR       | 308              | 55          | 169          | 19,213               |
| FOP       | 162              | 30          | 49           | 5,571                |
| FSP       | 204              | 40          | 82           | 9,322                |
| TOTALS    | 2,522            |             | 2,148        | 244,194              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |             |   |        |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND |
| 1              | 0810       | CONCRETE A  | 0 100   | 20 | 12 | 240.00 | SF | 6.50  | 6.50           | 100       | 2015    | 2015        | 3 | 96     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 2.00        | AC        |     | 1.00     | 1.00   | 1.00    |
| 2                | 006005   | A   | PAST/GRAZE           | 0   |      |          | 0.00  | 0.00  | 6.20        | AC        |     | 1.00     | 1.00   | 1.00    |
| 3                | 009910   | M   | MKT. VAL. AG         | 0   |      |          | 0.00  | 0.00  | 6.20        | AC        |     | 1.00     | 1.00   | 1.00    |

| MARKET ADJUSTMENTS                                                                                    |     |           |             |                |                |      |      |      |      |   |      |        |  |  |
|-------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|--|
| TYPE                                                                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |  |
| 0900                                                                                                  | 01  | 2,148     | 98.6958     | 117.20         | 251,746        | 2015 | 2015 | 0    | 0    | 0 | 3.00 | 97.00  |  |  |
| 1 SNGL FAM - 100% - 2008 Heated Area: 1848 HX Base Yr 2008                                            |     |           |             |                |                |      |      |      |      |   |      |        |  |  |
|                                                                                                       |     |           |             |                |                |      |      |      |      |   |      |        |  |  |
| 26161 PIONEER TR, HILLIARD                                                                            |     |           |             |                |                |      |      |      |      |   |      |        |  |  |
| BLD DATE 02/21/2008 JH LGL DATE 06/15/2023 MLU<br>XF DATE 02/13/2008 JH LAND DATE<br>INC DATE AG DATE |     |           |             |                |                |      |      |      |      |   |      |        |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 244,194   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 1,498     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 177,800   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 308,420   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 107,876   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 200,544   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 150,544   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 423,492   |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 248,073   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1429626   | CO ISSUED   | 0       | 05/22/2015 |
| B1429626   | NEW CONSTR  | 227,195 | 11/28/2014 |
| C4901      | CO ISSUED   | 0       | 02/01/2007 |
| MH4901     | MH MOVE-ON  | 0       | 02/01/2007 |
| P12129     | OTHER       | 0       | 02/01/2007 |
| E18625     | ELEC OTHER  | 0       | 01/01/2007 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1435/1489                      | 8/14/2006 | WD           | Q      | V      |           | 132,000       |  |
| GRANTOR: CARROLL NOAH & LOUISE |           |              |        |        |           |               |  |
| GRANTEE: SIMMONS STEPHEN DAN   |           |              |        |        |           |               |  |
|                                |           |              |        |        |           |               |  |
|                                |           |              |        |        |           |               |  |
|                                |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] W31 FSP=[YR=2015] N12 W17 S12 E17\$ W30 S38 E12<br>FOP=[YR=2015] E27 FGR=[YR=2015] E22 N14 W22 S14\$ N6 W27 S6\$<br>N6 E27 N8 E22 N24\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |