PT OF NW1/4 OF SW1/4
IN OR 482 PG 539

ETHERIDGE THOMAS M & PATRICIA/
23676 SMITH ROAD NORTH
HILLIARD, FL 32046

2023

02-2N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

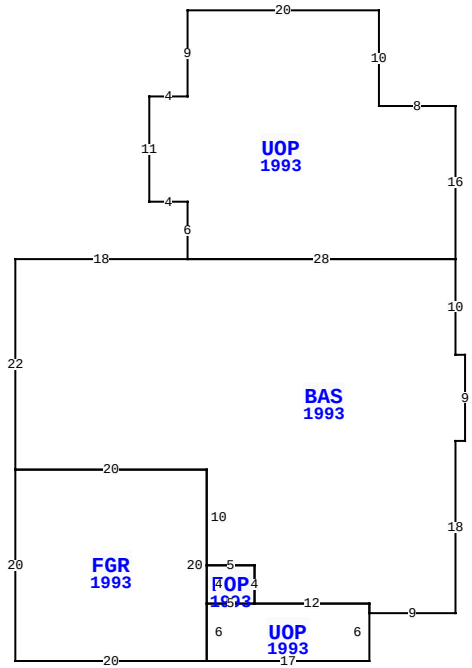
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,374	100	1,374	114,886
FGR	400	55	220	18,395
FOP	20	30	6	502
UOP	102	20	20	1,672
UOP	692	20	138	11,539
TOTALS	2,588		1,758	146,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	109.0000	98.37	172,934	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1374 HX Base Yr



23676 N SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,994
TOTAL MARKET OB/XF VALUE		23,477
TOTAL LAND VALUE - MARKET		212,100
TOTAL MARKET VALUE		205,448
SOH/AGL Deduction		91,462
ASSESSED VALUE		113,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,986
TOTAL JUST VALUE		382,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7186	NEW CONSTR	607,000,000	04/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0482/0539	2/24/1986	WD	Q	V		37,800

GRANTOR: CLIFTON WM & KATHRYN

GRANTEE: ETHERIDGE THOAMS M

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 N10 W20 S9 W4S11E4 S6 BAS=[YR=1993] W18 S22 FGR=[YR=1993] S20 E20 UOP=[YR=1993] E17 N6 W12 FOP=[YR=1993] N4 W5 S4 E5$ W5 S6$ N20 W20$ E20 S10 E5 S4 E12 S1 E9 N18 E1 N9 W1 N10 W28$ E28 N16$.

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
1	0200	BARN WD 0-	0	100	24	36	864.00	SF	20.00	20.00	100	1992	1992	3	20	3,456	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1990	1990	3	20	643	
3	0681	POLE SHED	0	100	56	26	1,456.00	SF	15.00	15.00	100	2005	2005	3	44	9,610	
4	0681	POLE SHED	0	100	26	12	312.00	SF	15.00	15.00	100	2005	2005	3	44	2,059	
5	0681	POLE SHED	0	100	26	12	312.00	SF	15.00	15.00	100	2005	2005	3	44	2,059	
6	0681	POLE SHED	0	100	36	10	360.00	SF	15.00	15.00	100	2005	2005	3	44	2,376	
7	0300	BOAT DCK W	0	100	0	0	180.00	SF	20.00	20.00	100	2005	2005	3	44	1,584	
8	0300	BOAT DCK W	0	100	16	12	192.00	SF	20.00	20.00	100	2005	2005	3	44	1,690	

LAND DESCRIPTION

TOTAL OB/XF 23,477

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	12.14	AC		1.00	1.00	1.00	410.00	410.00	4,977							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	12.14	AC		1.00	1.00	1.00	15,000.00	15,000.00	182,100							

REVIEW DATE 05/20/2020 BY TWA Total Acres: 13.14 Total Land Value: 34,977 Market: 182,100 Agricultural: 4,977 Common: 30,000 PRINTED 08/02/2023 BY SYS