PT S1/2 OF SW1/4 & PT SW1/4 OF
SE1/4 OF SEC 2-2N-23E
IN OR 666/1082, OR 667/802,

SMITH ROLAND H JR & GENEVA L/
23394 SMITH RD N
HILLIARD, FL 32046

2023

02-2N-23-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

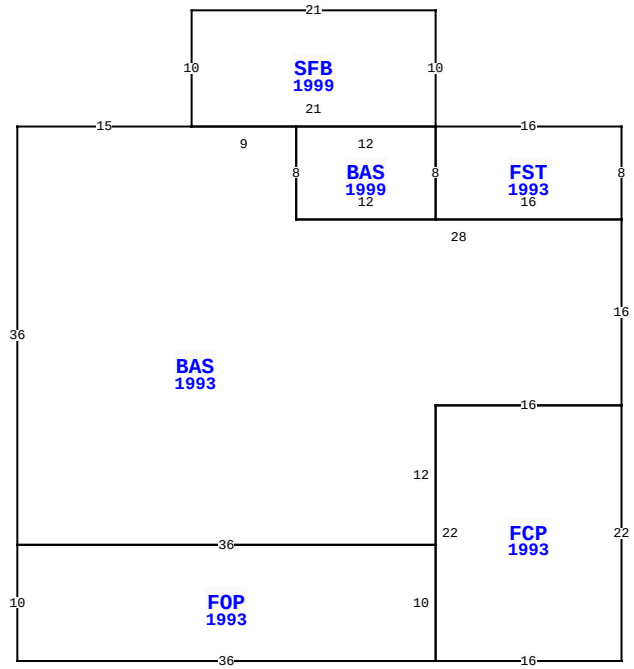
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,456	100	1,456	114,087
BAS	96	100	96	7,522
FCP	352	25	88	6,895
FOP	360	30	108	8,462
FST	128	55	70	5,485
SFB	210	80	168	13,164
TOTALS	2,602		1,986	155,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	110.2500	99.50	197,607	1946	1966	0	0	0	21.25	78.75

1 SINGLE FAM – 100% - 0 Heated Area: 1720 HX Base Yr



23394 N SMITH RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,616
TOTAL MARKET OB/XF VALUE		9,202
TOTAL LAND VALUE - MARKET		291,425
TOTAL MARKET VALUE		220,338
SOH/AGL Deduction		106,268
ASSESSED VALUE		114,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,070
TOTAL JUST VALUE		456,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985246	NEW CONSTR	101,616	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2131/1725	6/27/2017	QC	U	V	11	100
GRANTOR: SMITH NOAH D & DIANNE						
GRANTEE: SMITH ROLAND HARLEY						
1039/1071	2/25/2002	QC	U	V	01	100
GRANTOR: SMITH NOAH DAVID						
GRANTEE: SMITH ROLAND & GENE						

BUILDING NOTES

BUILDING DIMENSIONS

FST1993=W16 BAS1999=W12 S8 E12
N8$ SFB1999=N10 W21 S10
BAS1993=W15 S36 FOP1993=S10
E36 FCP1993=E16 N22 W16 S22$
N10 W36$ E36 N12 E16 N16 W28
N8 W9$ E21$S8 E16 N8$.

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	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1946	1946	3	20	400	
2	0681	POLE SHED	0	100	47	39	1,833.00	SF	15.00	15.00	100	1950	1950	3	20	5,499	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,287	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2006	2006	3	31	1,056	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2004	2004	3	24	960	

LAND DESCRIPTION

TOTAL OB/XF 9,202

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	005902	A	HARDWOOD SI	0			0.00	0.00	12.45	AC		1.00	1.00	1.00	175.00	175.00	2,179							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	20.06	AC		1.00	1.00	1.00	550.00	550.00	11,033							
4	005600	A	TIMBER 3 SI	0			0.00	0.00	18.86	AC		1.00	1.00	1.00	410.00	410.00	7,733							
5	009530	C	POND	0			0.00	0.00	1.83	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,575							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	51.37	AC		1.00	1.00	1.00	5,000.00	5,000.00	256,850							

REVIEW DATE 06/16/2022 BY TWA Total Acres: 54.20 Total Land Value: 55,520 Market: 256,850 Agricultural: 20,945 Common: 34,575 PRINTED 08/02/2023 BY SYS