LOTS 49 & 50
(EX PT IN OR 2604/939)
UTIL ESMT IN OR 1530/1516,

MESSER JANICE
4426 RUNAWAY COVE
HILLIARD, FL 32046

2023

02-2N-23-2020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

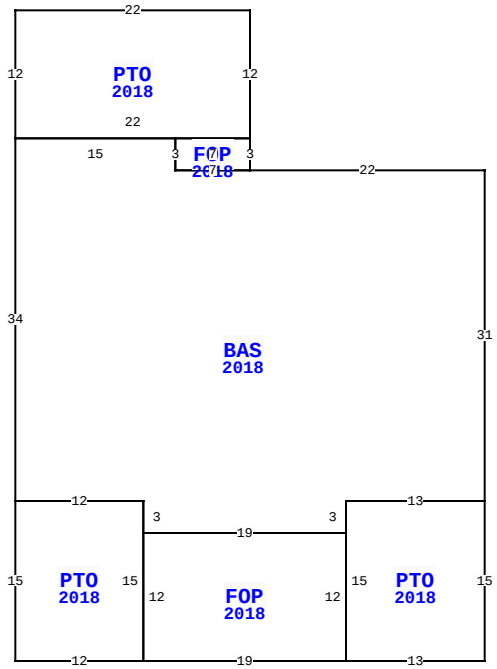
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,466	100	1,466	256,946
FOP	21	30	6	1,052
FOP	228	30	68	11,918
PTO	180	5	9	1,577
PTO	195	5	10	1,752
PTO	264	5	13	2,278
TOTALS	2,354		1,572	275,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,572	115.3110	136.93	215,254	2018	2018	0	0	128	2.00	128.00

1 SNGL FAM – 100% - 2020 Heated Area: 1466 HX Base Yr 2020



4426 RUNAWAY COVE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		275,525
TOTAL MARKET OB/XF VALUE		16,287
TOTAL LAND VALUE - MARKET		224,920
TOTAL MARKET VALUE		401,784
SOH/AGL Deduction		135,939
ASSESSED VALUE		265,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,845
TOTAL JUST VALUE		516,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012447	CO ISSUED	0	12/26/2018
17008201	NEW CONSTR	190,593	12/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1942	9/12/2016	WD	U	V	11	100
GRANTOR: SMITH NOAH D & DIANNE						
GRANTEE: MESSER JANICE						
2068/1562	8/29/2016	WD	Q	V	01	120,000
GRANTOR: SMITH NOAH D & DIANNE						
GRANTEE: MESSER JANICE						

BUILDING NOTES

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	0530	STBL WD	0	100	12	24	288.00	SF	30.00	30.00	100	2017	2017	3	87	7,517	
2	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	2017	2017	3	87	8,770	

BUILDING DIMENSIONS

BAS=[YR=2018] W22 FOP=[YR=2018] N3 PTO=[YR=2018] N12 W22 S12 E22$ W7 S3 E7$ W7 N3 W15 S34 PTO=[YR=2018] S15 E12 FOP=[YR=2018] E19 PTO=[YR=2018] E13 N15 W13 S15$ N12 W19 S12$ N15 W12$ E12 S3 E19 N3 E13 N31$.

LAND DESCRIPTION

TOTAL OB/XF 16,287

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		OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	25,000.00	25,000.00	107,500							
2	006100	A	PASTURE 2	0		OR	0.00	0.00	6.18	AC		1.00	1.00	1.00	400.00	400.00	2,472							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.18	AC		1.00	1.00	1.00	19,000.00	19,000.00	117,420							

REVIEW DATE 12/12/2022 BY WWA Total Acres: 10.48 Total Land Value: 109,972 Market: 117,420 Agricultural: 2,472 Common: 107,500 PRINTED 08/02/2023 BY SYS