PT OF NE1/4 & SE1/4 OF
SEC 3-1N-23E IN OR 2449/1729
(EX OR 2013/1152 & OR 2098/214

THOMPSON GERALD KEITH & PAULA/
19021 MAGNOLIA VIEW LN
HILLIARD, FL 32046

2023

03-1N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

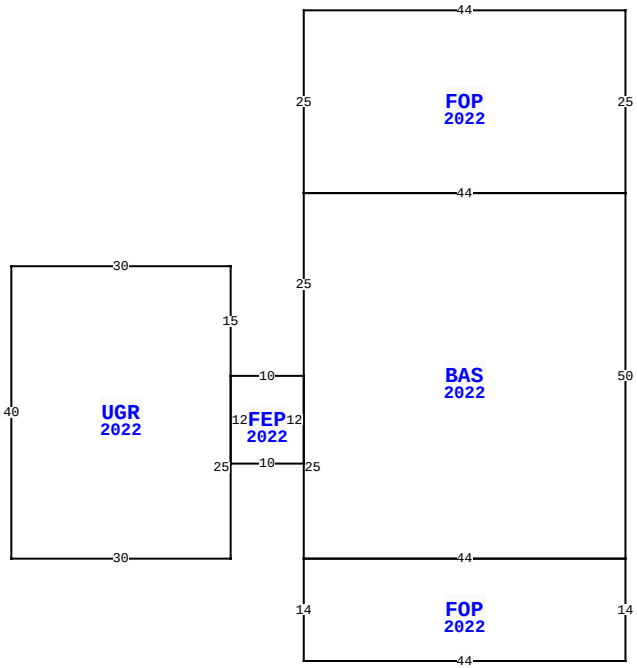
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2,200	222,662
FEP	120	80	96	9,716
FOP	616	30	185	18,724
FOP	1,100	30	330	33,399
UGR	1,200	45	540	54,653
TOTALS	5,236		3,351	339,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,351	112.1480	101.21	339,155	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2200 HX Base Yr 2023



19021 MAGNOLIA VIEW LN, 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		339,155
TOTAL MARKET OB/XF VALUE		20,780
TOTAL LAND VALUE - MARKET		284,408
TOTAL MARKET VALUE		410,471
SOH/AGL Deduction		125,439
ASSESSED VALUE		285,032
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,032
TOTAL JUST VALUE		644,343
NCON VALUE		241,918
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004901	CO ISSUED	0	08/01/2022
21013788	NEW CONSTR	467,358	10/08/2021
21013560	GARAGE	50	10/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1729	3/19/2021	WD	Q	V	02	300,000
GRANTOR: CONNER CHAD C						
GRANTEE: THOMPSON GERALD KEI						
2000/0745	8/27/2015	TD	Q	V	02	315,300
GRANTOR: SHEFFIELD J HOWARD TR						
GRANTEE: CONNER CHAD C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W44 S25 BAS=[YR=2022] S25 FEP=[YR=2022] W10
UGR=[YR=2022] N15 W30 S40 E30 N25$ S12 E10 N12$ S25
FOP=[YR=2022] S14 E44 N14 W44$ E44 N50 W44$ E44 N25$.

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	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2006	2006	3	48	17,280	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 20,780

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	30.43	AC		1.00	1.00	1.00	550.00	550.00	16,736							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	410.00	410.00	2,050							
3	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	175.00	175.00	1,750							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	45.43	AC		1.00	1.00	0.70	8,000.00	5,600.00	254,408							
5	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/15/2022 BY WW Total Acres: 46.43 Total Land Value: 50,536 Market: 254,408 Agricultural: 20,536 Common: 30,000 PRINTED 08/02/2023 BY SYS