PT OF SW1/4
L/E OR 1569/465

POSS DOROTHY C L/E/
14070 UNCLE CHARLIES CR
HILLIARD, FL 32046

2023

03-1N-23-0000-0008-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

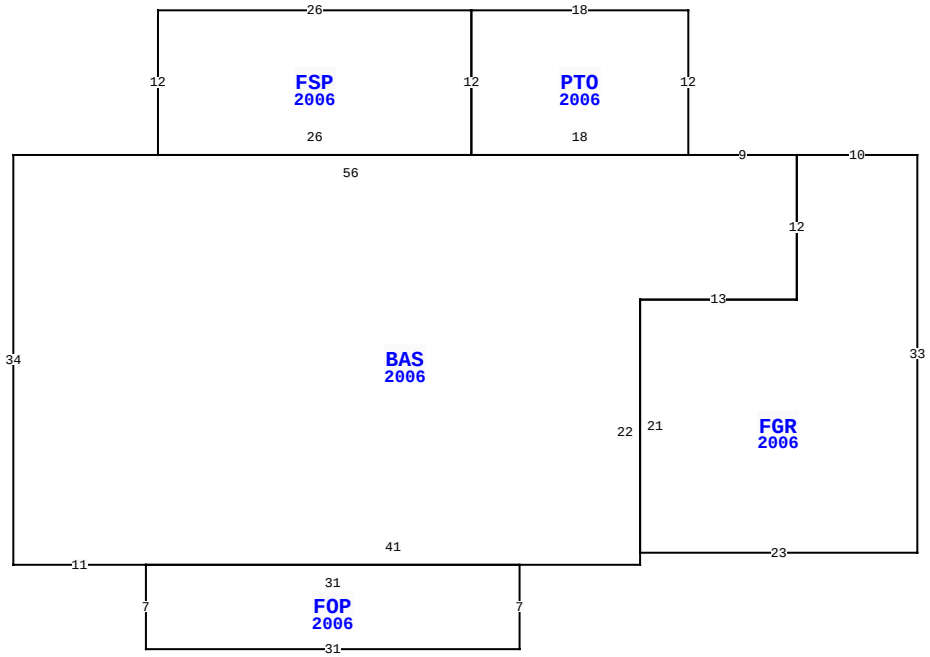
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1,924	205,190
FGR	603	55	332	35,407
FOP	217	30	65	6,932
FSP	312	40	125	13,331
PTO	216	5	11	1,173
TOTALS	3,272		2,457	262,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	102.0528	121.19	297,764	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2007 Heated Area: 1924 HX Base Yr 2007



14070 UNCLE CHARLIES CIR, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		262,032
TOTAL MARKET OB/XF VALUE		2,597
TOTAL LAND VALUE - MARKET		123,500
TOTAL MARKET VALUE		351,009
SOH/AGL Deduction		194,435
ASSESSED VALUE		156,574
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		101,574
TOTAL JUST VALUE		388,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018820	REPAIR/RRF	21,370	12/27/2022
C18210	CO ISSUED	0	07/01/2006
B18210	NEW CONSTR	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/0465	6/02/2008	WD	U	I	18	100
GRANTOR: POSS DOROTHY COPE						
GRANTEE: POSS DOROTHY C & CA						
1444/1157	9/14/2006	WD	U	V	07	100
GRANTOR: RYALS LINDA						
GRANTEE: POSS DOROTHY COPE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W10 BAS=[YR=2006] W9 PTO=[YR=2006] N12 W18
FSP=[YR=2006] W26 S12 E26 N12$ S12 E18$ W56 S34 E11
FOP=[YR=2006] S7 E31 N7 W31$ E41 N22 E13 N12$ S12 W13 S21 E23 N33$.

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	0810	CONCRETE A	0	100	0	0	454.00	SF	6.50	6.50	100	2006	2006	3	88	2,597	

LAND DESCRIPTION

TOTAL OB/XF 2,597

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	0004		0.00	0.00	3.42	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,500							
2	006005	A	PAST/GRAZE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	440.00	440.00	880							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	38,000							

REVIEW DATE 08/06/2018 BY TWX Total Acres: 5.42 Total Land Value: 86,380 Market: 38,000 Agricultural: 880 Common: 85,500 PRINTED 08/02/2023 BY SYS