PT SEC 03-1N-23E
IN OR 2120/1089

BOYER THERON D
17301 LANDSEND DR
HILLIARD, FL 32046

2023

03-1N-23-0000-0008-0100

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

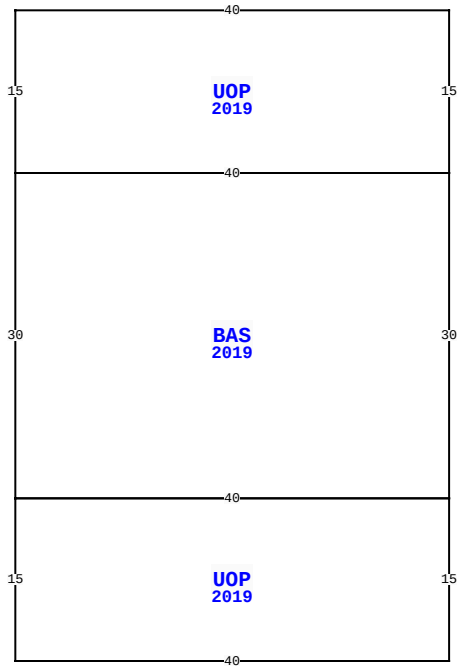
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	20,530
UOP	600	20	120	2,053
UOP	600	20	120	2,053
TOTALS	2,400		1,440	24,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	52.0000	18.20	26,208	2016	2016	0	0	0	6.00	94.00

1 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



2753 SR 2, 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	24,636
TOTAL MARKET OB/XF VALUE	16,047
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	88,683
SOH/AGL Deduction	6,901
ASSESSED VALUE	81,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,782
TOTAL JUST VALUE	88,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429540	CARPORT	20,592	11/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/1089	5/12/2017	QC	U	V	11	100
GRANTOR: MILLER JASPER NATHAN						
GRANTEE: BOYER THERON D						
1942/1258	10/17/2014	QC	U	V	11	100
GRANTOR: BOYER THERON D ET AL						
GRANTEE: MILLER JASPER NATHA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W40 S15 BAS=[YR=2019] S30 UOP=[YR=2019] S15 E40 N15 W40$ E40 N30 W40 $ E40 N15$.

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	0811	CONCRETE B	0	0	40	24	960.00	SF	5.20	5.20	100	2015	2015	3	96	4,792	
2	0351	CARPORT MT	0	0	40	24	960.00	SF	6.90	6.90	100	2015	2015	3	74	4,902	
3	0351	CARPORT MT	0	0	45	22	990.00	SF	6.90	6.90	100	2020	2020	3	93	6,353	

LAND DESCRIPTION

TOTAL OB/XF 16,047

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	48,000							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/02/2023 BY SYS