IN OR 2242/450
PARCELS 7-2 & 7-9
ESMT IN OR 423/730

DAVIS CARLI L
2692 BENTWATER LN
HILLIARD, FL 32046

2023

03-2N-23-0000-0007-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	01	Quality Level 01

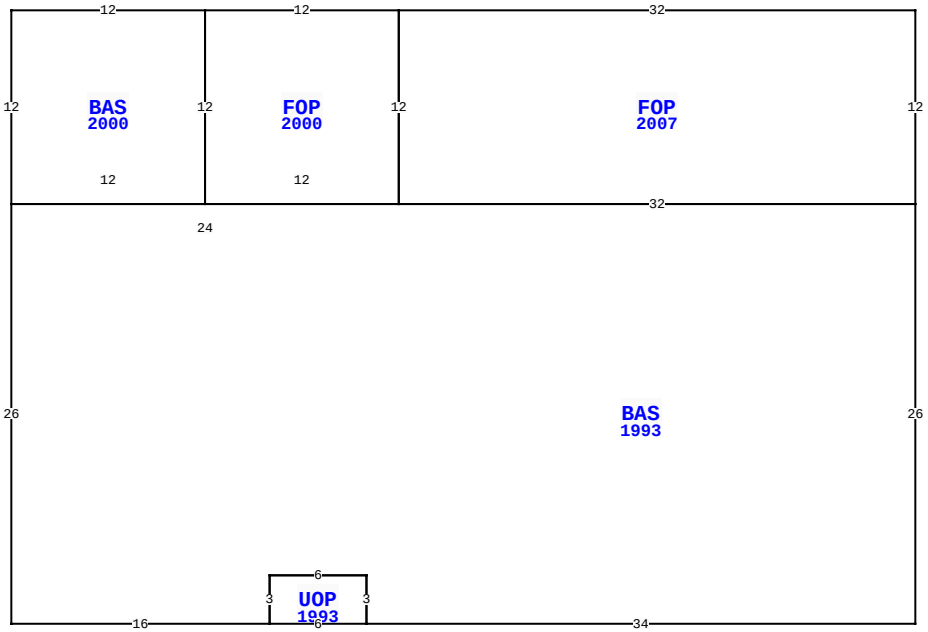
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	148,722
BAS	144	100	144	14,893
FOP	144	30	43	4,447
FOP	384	30	115	11,894
UOP	18	20	4	414
TOTALS	2,128		1,744	180,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,744	100.9800	119.91	209,123	1978	1994	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2018 Heated Area: 1582 HX Base Yr 2018



2692 BENTWATER LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,773
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		60,180
TOTAL MARKET VALUE		311,203
SOH/AGL Deduction		88,490
ASSESSED VALUE		222,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,713
TOTAL JUST VALUE		311,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006138	7 WINDOWS	7,800	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/0450	12/08/2018	QC	U	I	11	100
GRANTOR: DAVIS WILLIAM RUSSELL						
GRANTEE: DAVIS CARLI L						
1835/0988	12/05/2012	WD	U	I	11	100
GRANTOR: WEIGEL JAMES E & ELIZ						
GRANTEE: DAVIS WILLIAM RUSSE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] N12 W32 S12 E32$ BAS=[YR=1993] W32
FOP=[YR=2000] N12 W12 BAS=[YR=2000] W12 S12 E12 N12$ S12 E12$
W24 S26 E16 UOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E34 N26$.

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
7	1242	WD DECK A	0	100	18	4	72.00	SF	10.00	10.00	100	2000	2000	3	20	144	
8	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	2000	2000	3	20	96	
9	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2000	2000	3	20	56	
10	0940	SHEDS/PORT	0	100	20	10	200.00	SF	21.30	21.30	100	2001	2001	3	20	852	
12	0350	CARPORT WD	0	100	13	12	156.00	SF	13.00	13.00	100	2003	2003	3	22	446	
13	0811	CONCRETE B	0	100	36	20	720.00	SF	5.20	5.20	100	2004	2004	3	86	3,220	
14	0940	SHEDS/PORT	0	100	15	10	150.00	SF	13.20	13.20	100	2003	2003	3	22	436	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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	100	0004	OR	0.00	0.00	2.36	AC		1.00	1.00	0.85	30,000.00	25,500.00	60,180							

REVIEW DATE 03/10/2022 BY TWA Total Acres: 2.36 Total Land Value: 60,180 Market: 0 Agricultural: 0 Common: 60,180 PRINTED 08/02/2023 BY SYS

IN OR 2242/450
PARCELS 7-2 & 7-9
ESMT IN OR 423/730

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2023

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BUILDING CHARACTERISTICS

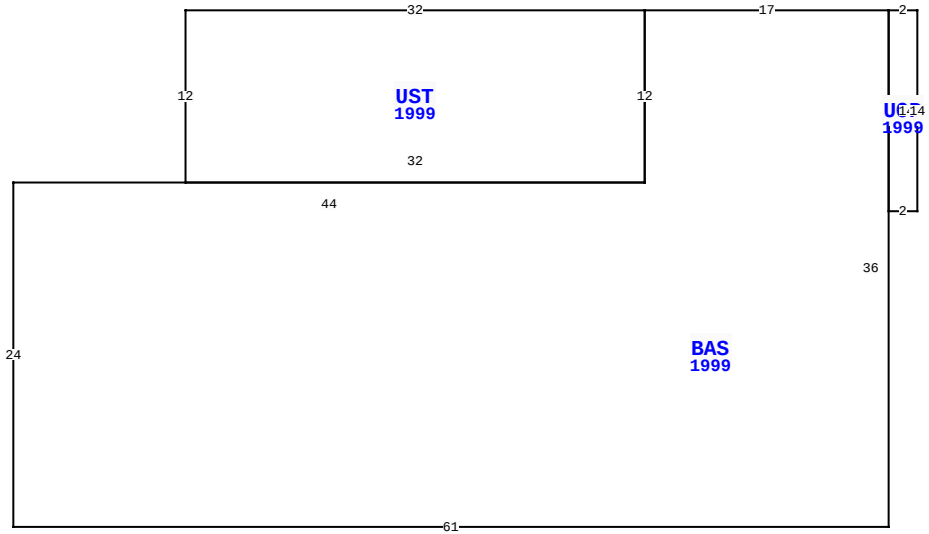
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	1,668	59,066
UOP	28	20	6	212
UST	384	45	173	6,126
TOTALS	2,080		1,847	65,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,847	79.8000	39.90	73,695	1999	1999	0	0	0	11.25	88.75

2 ACCESORY U – 100% - 2018 Heated Area: 1668 HX Base Yr 2018



2692 BENTWATER LN, HILLIARD

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NASSAU COUNTY PROPERTY

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1835/0988	12/05/2012	WD	U	I	11	100
GRANTOR: WEIGEL JAMES E & ELIZ						
GRANTEE: DAVIS WILLIAM RUSSE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W2 BAS=[YR=1999] W17 UST=[YR=1999] W32 S12 E32 N12 $ S12 W44 S24 E61 N36 $ S14 E2 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/10/2022 BY TWA Total Acres: 2.36 Total Land Value: 60,180 Market: 0 Agricultural: 0 Common: 60,180 PRINTED 08/02/2023 BY SYS