E1/2 OF NE1/4 OF SE1/4 S OF RD
IN OR 2583/304
(EX OR 2453/1935)

WATERS RENETTE
23576 DEEP CREEK DR
HILLIARD, FL 32046

2023

03-2N-23-0000-0009-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

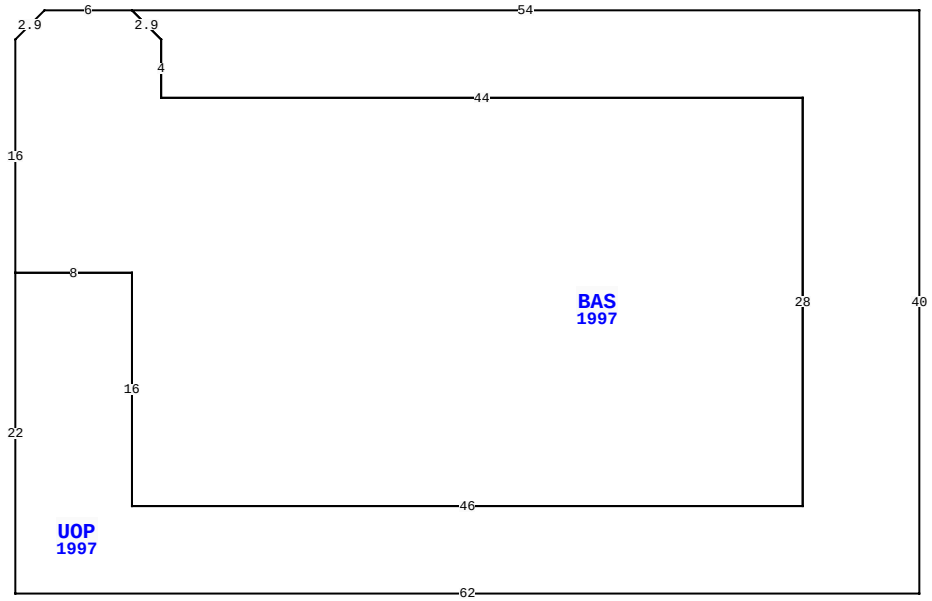
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	141,750
UOP	1,038	20	208	20,475
TOTALS	2,478		1,648	162,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	124.6542	112.50	185,400	1997	1997	0	0	0	12.50	87.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1440 HX Base Yr 1998



23576 DEEP CREEK DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0351	CARPORT MT	0	100	30	30	900.00	SF	6.90	6.90	100	2000	2000	3	20	1,242	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,041
TOTAL MARKET OB/XF VALUE		4,077
TOTAL LAND VALUE - MARKET		135,850
TOTAL MARKET VALUE		319,968
SOH/AGL Deduction		194,398
ASSESSED VALUE		125,570
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,570
TOTAL JUST VALUE		319,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2583/0304	6/17/2022	WD	U	I	11	100
GRANTOR: WATERS DONALD R						
GRANTEE: WATERS DONALD R & R						
0748/1861	1/17/1996	WD	Q	V		31,000
GRANTOR: BAKER CHARLES B & HAZ						
GRANTEE: WATERS DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W54 BAS=[YR=1997] W6 L2 D2 S16E8S16E46N28W44N4 U2 L2 $ D2 R2 S4E44S28W46N16W8S22E62N40$.

LAND DESCRIPTION

TOTAL OB/XF 4,077

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	000100	C	SFR	100	0004	OR	0.00	0.00	7.15	AC		1.00	1.00	1.00	19,000.00	19,000.00	135,850							

REVIEW DATE 05/25/2021 BY TWA Total Acres: 7.15 Total Land Value: 135,850 Market: 0 Agricultural: 0 Common: 135,850 PRINTED 08/02/2023 BY SYS

E1/2 OF NE1/4 OF SE1/4 S OF RD
IN OR 2583/304
(EX OR 2453/1935)

WATERS RENETTE
23576 DEEP CREEK DR
HILLIARD, FL 32046

2023

03-2N-23-0000-0009-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

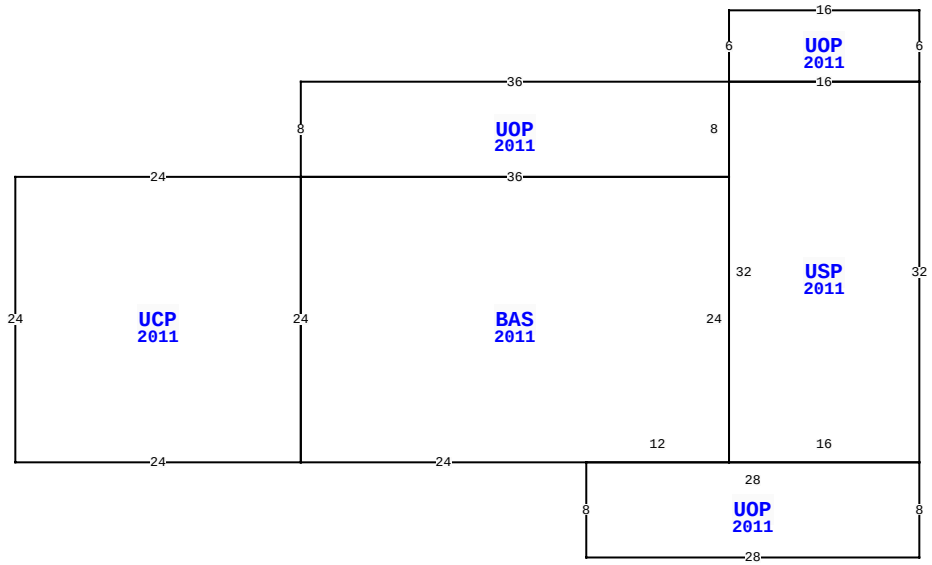
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	12,266
UCP	576	20	115	1,633
UOP	96	20	19	270
UOP	224	20	45	639
UOP	288	20	58	824
USP	512	30	154	2,186
TOTALS	2,560		1,255	17,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,255	62.4000	21.84	27,409	2000	2000	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 1998 Heated Area: 864 HX Base Yr 1998



23576 DEEP CREEK DR, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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TOTAL MARKET VALUE		319,968
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TOTAL EXEMPTION VALUE	HX HB	50,000
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TOTAL JUST VALUE		319,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0748/1861	1/17/1996	WD	Q	V		31,000
GRANTOR: BAKER CHARLES B & HAZ						
GRANTEE: WATERS DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] N6W16S6E16$USP=[YR=2011] W16 UOP=[YR=2011] W36S8UCP=[YR=2011] W24S24E24 BAS=[YR=2011] E24UOP=[YR=2011] S8E28N8W28$ E12N24 W36S24$N24$E36N8$S32E16 N32$.

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 05/25/2021 BY TWA Total Acres: 7.15 Total Land Value: 135,850 Market: 0 Agricultural: 0 Common: 135,850 PRINTED 08/02/2023 BY SYS