

BROWN TIMOTHY L
23714 LULU LN
HILLIARD, FL 32046

2023

03-2K-23-0000-0009-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

05
03

AVERAGE 100
GABLE/HIP 100

Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type

12
05
14
12
03
04

MODULAR MT 100
DRYWALL 100
CARPET 90
HARDWOOD 10
CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

02

2 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

00

1. 1. 100
0 100
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

1,440

100

1,440

146,348

UOP

992

20

198

20,123

UOP

608

20

122

12,399

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,760124.7750112.61198,194200220020009.7590.25

1 SINGLE FAM - 100% - 2017Heated Area: 1440HX Base Yr 2017

UOP
2011

UOP
2002

UOP
2003

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023MLU

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

1

0510

GARAGE WD-

0100

36

24

720.00SF

35.00

35.00

100

2000

2000

3

29

7,308

2

0811

CONCRETE B

0100

30

24

864.00SF

4.42

4.42

100

2000

2000

3

80

3,055

3

0940

SHEDS/PORT

0100

24

6

144.00SF

30.00

30.00

100

2002

2002

3

21

907

4

0680

POLE SHED

0100

36

10

360.00SF

10.00

10.00

100

2002

2002

3

32

1,152

6

0681

POLE SHED

0100

15

9

135.00SF

15.00

15.00

100

2002

2002

3

32

648

7

0810

CONCRETE A

0100

30

12

360.00SF

6.50

6.50

100

2005

2005

3

87

2,036

LAND DESCRIPTION

TOTAL OB/XF

15,106

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

1

005000

C

RURAL HOME

100

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

30,000.00

30,000.00

30,000

2

005601

A

TIMB2-3 SI

0

0.00

0.00

9.57

AC

1.00

1.00

1.00

350.00

350.00

3,350

3

005901

A

HARDWOOD SI

0

0.00

0.00

3.00

AC

1.00

1.00

1.00

225.00

225.00

675

4

009910

M

MKT. VAL. AG

0

0.00

0.00

12.57

AC

1.00

1.00

1.00

15,000.00

15,000.00

188,550

REVIEW DATE

05/20/2020

BY

TWA

Total Acres:

13.57

Total Land Value:

34,025

Market:

188,550

Agricultural:

4,025

Common:

30,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE178,870

TOTAL MARKET OB/XF VALUE15,106

TOTAL LAND VALUE - MARKET218,550

TOTAL MARKET VALUE228,001

SOH/AGL Deduction96,831

ASSESSED VALUE131,170

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE81,170

TOTAL JUST VALUE412,526

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE198,051

PERMIT NUM

DESCRIPTION

AMT

ISSUED

230007985

ROOF - METAL

30,000

06/22/2023

B0108094

NEW CONSTR

70,000

03/01/2001

E017881

TEMP POLE

0

03/01/2001

B007204

NEW CONSTR

28,800

06/01/2000

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2076/10359/29/2016WD Q I 01205,000

GRANTOR: MOODY MILDRED F

GRANTEE: BROWN TIMOTHY L

1937/16429/17/2014WD U I 11100

GRANTOR: THOMAS CECIL J

GRANTEE: THOMAS CECIL J & MI

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] N8W76S8E76SUOP=[YR=2003] W8 BAS=[YR=2002] W60 S24 E60N24\$ S24 W60 N24 W8 S32 E76 N32\$.