PT S1/2 OF FRACL SEC 4-2N-23E
IN OR 734/184
{R672219 & R672220}

EADIE THOMAS G & DEBORAH L/
23392 WEEPING WILLOW LN
HILLIARD, FL 32046

2023

04-2N-23-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

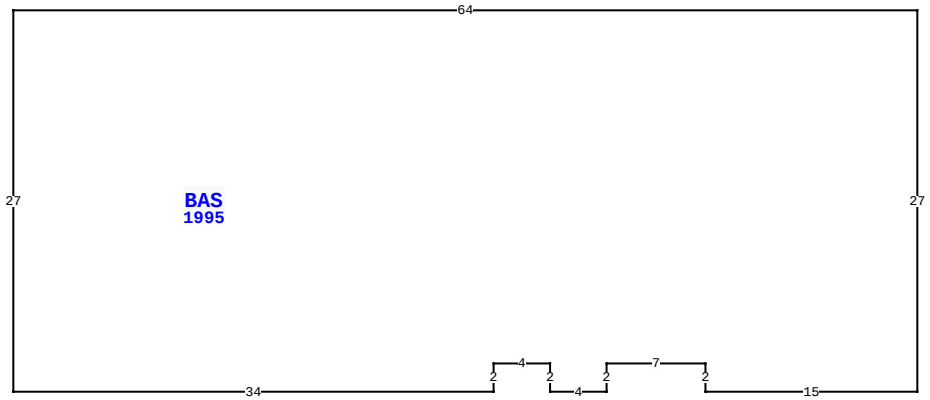
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	49,153
TOTALS	1,706		1,706	49,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,706	117.6000	82.32	140,438	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1998 Heated Area: 1706 HX Base Yr 1998



23392 WEEPING WILLOW LN, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,153
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		98,990
TOTAL MARKET VALUE		150,908
SOH/AGL Deduction		71,221
ASSESSED VALUE		79,687
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,687
TOTAL JUST VALUE		150,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0734/0184	7/18/1995	WD	Q	V		25,000

GRANTOR: SIKES KENNETH & MINA
GRANTEE: EADIE THOMAS & DEBO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E34 N2 E4 S2 E4 N2 E7 S2 E15 N27$.

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	1995	1995	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	0007		0.00	0.00	5.21	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,990							

REVIEW DATE 01/14/2023 BY WWA Total Acres: 5.21 Total Land Value: 98,990 Market: 0 Agricultural: 0 Common: 98,990 PRINTED 08/02/2023 BY SYS