PT N1/2 OF SEC 4-3N-23E
IN OR 228/571 & OR 231/508
(EX OR 724/283 & OR 1376/1721

COPPS GARY N & CHERYL E
17223 TURKEY CREEK PLACE
HILLIARD, FL 32046

**2023**

**04-3N-23-0000-0001-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

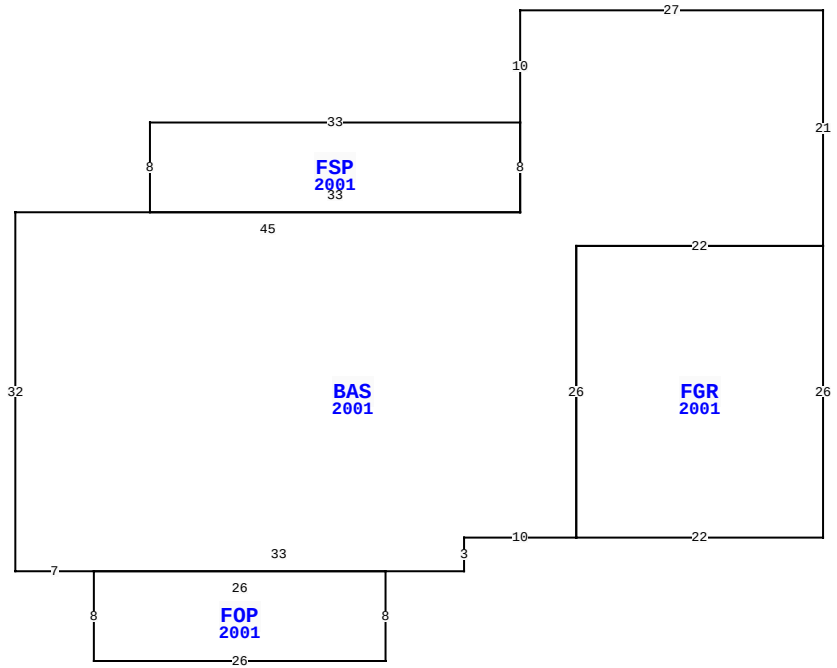
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 2,122 | 100 | 2,122 | 209,985 |
| FGR | 572 | 55 | 315 | 31,171 |
| FOP | 208 | 30 | 62 | 6,135 |
| FSP | 264 | 40 | 106 | 10,490 |
| TOTALS | 3,166 | | 2,605 | 257,780 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,605 | 94.6944 | 112.45 | 292,932 | 2001 | 2006 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 100% - 2001 Heated Area: 2122 HX Base Yr 2001




17223 TURKEY CREEK PL, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 257,780 |
| TOTAL MARKET OB/XF VALUE | | 52,029 |
| TOTAL LAND VALUE - MARKET | | 461,415 |
| TOTAL MARKET VALUE | | 391,957 |
| SOH/AGL Deduction | | 198,554 |
| ASSESSED VALUE | | 193,403 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 143,403 |
| TOTAL JUST VALUE | | 771,224 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,305 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19008137 | CO ISSUED | 0 | 07/31/2019 |
| 19006649 | MH MOVE-ON | 0 | 06/21/2019 |
| B1633016 | XFOB | 0 | 09/30/2016 |
| E14341 | ELEC OTHER | 0 | 02/01/2005 |
| E018301 | NEW CONSTR | 0 | 07/01/2001 |
| B995742 | NEW CONSTR | 120,000 | 01/02/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2488/0834 | 8/16/2021 | QC | U | V | 11 | 100 |
| GRANTOR: COPPS GARY N & CHERYL | | | | | | |
| GRANTEE: BY FRANKLIN PROPERT | | | | | | |
| 0228/0569 | 1/01/1976 | QC | Q | V | | 100,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W27 S10 FSP=[YR=2001] W33 S8 E33 N8 $ S8 W45 S32 E7 FOP=[YR=2001] S8 E26 N8 W26 $ E33 N3 E10 FGR=[YR=2001] E22 N26 W22 S26 $ N26 E22 N21 $ .

## 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 | 100 | 26 | 24 | 624.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 82 | 2,661 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 30 | 16 | 480.00 | SF | 85.00 | 85.00 | 100 | 2001 | 2001 | 3 | 29 | 11,832 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 690.00 | SF | 7.25 | 7.25 | 100 | 2001 | 2001 | 3 | 82 | 4,102 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 24 | 24 | 576.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 30 | 2,592 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 12 | 8 | 96.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 30 | 432 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 12 | 12 | 144.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 30 | 648 | |
| 8 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1990 | 1990 | 3 | 100 | 6,000 | |
| 9 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1990 | 1990 | 3 | 100 | 6,000 | |
| 10 | 0530 | STBL WD | 0 | 100 | 48 | 24 | 1,152.00 | SF | 30.00 | 30.00 | 100 | 2003 | 2003 | 3 | 36 | 12,442 | |

TOTAL OB/XF 49,719

## LAND DESCRIPTION

| 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 | 005000 | C | RURAL HOME | 100 | 0006 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 60,000 | | | | | | | |
| 2 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 40.20 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 17,688 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 9.63 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 1,685 | | | | | | | |
| 4 | 009530 | C | POND | 0 | | OR | 0.00 | 0.00 | 1.11 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 2,775 | | | | | | | |
| 5 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 49.83 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 398,640 | | | | | | | |

REVIEW DATE 05/26/2023 BY WWX Total Acres: 52.94 Total Land Value: 82,148 Market: 398,640 Agricultural: 19,373 Common: 62,775 PRINTED 08/02/2023 BY SYS

PT N1/2 OF SEC 4-3N-23E
IN OR 228/571 & OR 231/508
(EX OR 724/283 & OR 1376/1721

COPPS GARY N & CHERYL E
17223 TURKEY CREEK PLACE
HILLIARD, FL 32046

**2023**

**04-3N-23-0000-0001-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | | |
|---|---|---|
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| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 257,780 |
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| TOTAL LAND VALUE - MARKET | | 461,415 |
| TOTAL MARKET VALUE | | 391,957 |
| SOH/AGL Deduction | | 198,554 |
| ASSESSED VALUE | | 193,403 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 143,403 |
| TOTAL JUST VALUE | | 771,224 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,305 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M951031 | H/AC | 0 | 03/03/1995 |
| B951661 | NEW CONSTR | 125,000 | 02/01/1995 |
| 7246 | MH MOVE-ON | 35,000 | 04/28/1988 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2488/0834 | 8/16/2021 | QC | U | V | 11 | 100 |
| GRANTOR: COPPS GARY N & CHERYL | | | | | | |
| GRANTEE: BY FRANKLIN PROPERT | | | | | | |
| 0228/0569 | 1/01/1976 | QC | Q | V | | 100,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

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

### BUILDING NOTES

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 66 | 2,310 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 2,310

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/26/2023 BY WWX Total Acres: 52.94 Total Land Value: 82,148 Market: 398,640 Agricultural: 19,373 Common: 62,775 PRINTED 08/02/2023 BY SYS