PT OF N1/2
IN OR 603 PG 940

LEE LOUISE H
47146 EL DORADO LANE
HILLIARD, FL 32046

2023

04-3N-25-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

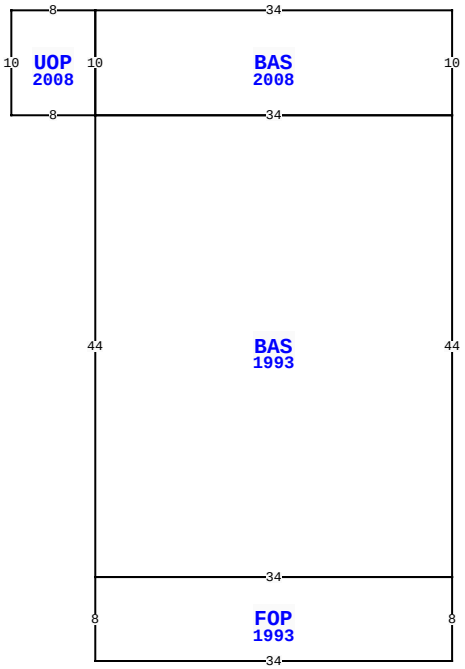
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	43,607
BAS	340	100	340	9,911
FOP	272	30	82	2,390
UOP	80	20	16	467
TOTALS	2,188		1,934	56,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	62.7200	56.60	109,464	1919	1965	0	0	0	48.50	51.50

1 SINGLE FAM – 100% - 1991 Heated Area: 1836 HX Base Yr 1991



47146 EL DORADO LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/14/2023 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		56,374
TOTAL MARKET OB/XF VALUE		37,504
TOTAL LAND VALUE - MARKET		209,900
TOTAL MARKET VALUE		133,772
SOH/AGL Deduction		61,667
ASSESSED VALUE		72,105
TOTAL EXEMPTION VALUE	HX HB WX	47,211
BASE TAXABLE VALUE		24,894
TOTAL JUST VALUE		303,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006865	REPAIR/RRF	13,900	05/03/2022
7815	REPAIR/RRF	4,009	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/0940	8/02/1990	WD	Q	I		49,200

GRANTOR: HADDOCK EVELYN P

GRANTEE: LEE C B & LOUISE H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W34 UOP=[YR=2008] W8 S10 E8 N10$ S10
BAS=[YR=1993] S44 FOP=[YR=1993] S8 E34 N8 W34$ E34 N44 W34$ E34 N10$.

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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1919	1919	3	20	400	
5	0825	BRICK	0	100	7	12	84.00	SF	12.50	12.50	100	1990	1990	3	87	914	
6	0511	GARAGE CB-	0	100	30	34	1,020.00	SF	40.00	40.00	100	1999	1999	3	79	32,232	
7	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	1999	1999	3	79	2,169	
8	0825	BRICK	0	100	5	9	45.00	SF	12.50	12.50	100	1999	1999	3	94	529	
9	0681	POLE SHED	0	100	30	10	300.00	SF	15.00	15.00	100	1999	1999	3	28	1,260	

LAND DESCRIPTION

TOTAL OB/XF 37,504

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.56	AC		1.00	1.00	1.00	440.00	440.00	4,646							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	225.00	225.00	248							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.66	AC		1.00	1.00	1.00	15,000.00	15,000.00	174,900							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 12.66 Total Land Value: 39,894 Market: 174,900 Agricultural: 4,894 Common: 35,000 PRINTED 08/02/2023 BY SYS