PT E1/2 OF NW1/4 OF NW1/4 OF
SEC 4-3N-25E IN OR 2198/1441
(EX UTIL ESMT IN OR 2253/1588)

BURNSED LESLIE S & PENNY D
47340 TURKEY TOWN LN
HILLIARD, FL 32046

2023

04-3N-25-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	07	NONE 50
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

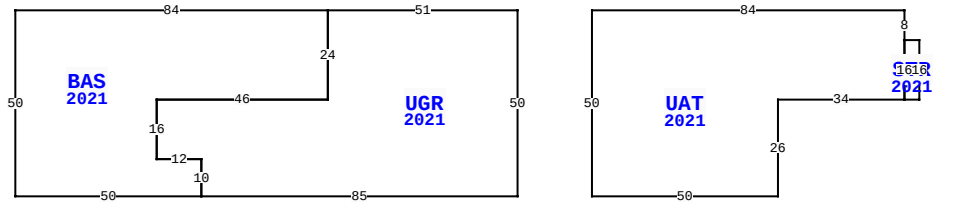
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,124	100	3,124	279,319
STR	64	10	6	536
UAT	3,316	10	332	29,685
UGR	3,626	45	1,632	145,919
TOTALS	10,130		5,094	455,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,094	75.6675	89.86	457,747	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 3124 HX Base Yr 2022



47340 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/09/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	455,458
TOTAL MARKET OB/XF VALUE	21,600
TOTAL LAND VALUE - MARKET	84,020
TOTAL MARKET VALUE	561,078
SOH/AGL Deduction	38,338
ASSESSED VALUE	522,740
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	472,740
TOTAL JUST VALUE	561,078
NCON VALUE	21,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014166	XFOB	65,275	09/16/2022
19006517	CO ISSUED	0	03/17/2021
21000322	XFOB	4,879	01/14/2021
21000323	GARAGE	17,564	01/14/2021
19006517	NEW CONSTR	538,289	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/1441	5/23/2018	SW	Q	V	01	65,000

GRANTOR: RAYDIENT LLC
GRANTEE: BURNSED LESLIE S &

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2021] W51 BAS=[YR=2021] W84 S50 E50 N10 W12 N16 E46 N24$ S24 W46 S16 E12 S10 E85 N50$ PTR= E20 UAT=[YR=2021] E84 S8 STR=[YR=2021] E4 S16 W4 N16$ S16 W34 S26 W50 N50$ W20$.

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	0680	POLE SHED	0	100	54	40	2,160.00	SF	10.00	10.00	100	2022	2022	3	100	21,600	

LAND DESCRIPTION

TOTAL OB/XF 21,600

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		OR	0.00	0.00	4.64	AC		1.00	1.00	1.00	18,000.00	18,000.00	83,520							
2	009630	C	SWAMP	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 03/14/2023 BY KW Total Acres: 5.64 Total Land Value: 84,020 Market: 0 Agricultural: 0 Common: 84,020 PRINTED 08/02/2023 BY SYS