PT W1/4 OF NW1/4 OF
SEC 4-3N-25E LYING N OF
OR 1347/61 & S OF HADDOCK LANE

JACKSON BONNIE F
47390 TURKEY TOWN LANE
HILLIARD, FL 32046

2023

04-3N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

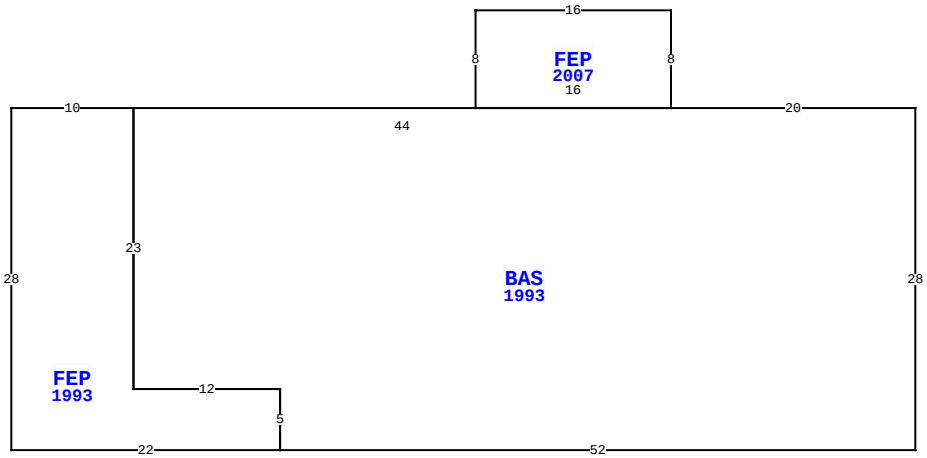
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	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	1,732	100	1,732	109,276
FEP	340	80	272	17,161
FEP	128	80	102	6,435
TOTALS	2,200		2,106	132,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	107.6040	97.11	204,514	1961	1961	0	0	0	35.03	64.97

1 SINGLE FAM – 100% - 0 Heated Area: 1732 HX Base Yr



47390 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/11/2014 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,873
TOTAL MARKET OB/XF VALUE		5,023
TOTAL LAND VALUE - MARKET		66,150
TOTAL MARKET VALUE		204,046
SOH/AGL Deduction		109,062
ASSESSED VALUE		94,984
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		39,984
TOTAL JUST VALUE		204,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FEP=[YR=2007] N8 W16 S8 E16$ W44
FEP=[YR=1993] W10 S28 E22 N5 W12 N23 $ S23 E12 S5 E52 N28$.

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
2	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	1992	1992	3	66	1,949	
3	0350	CARPORT WD	0	100	30	22	660.00	SF	13.00	13.00	100	1997	1997	3	20	1,716	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100	1992	1992	3	20	586	
6	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1960	1960	3	20	772	

LAND DESCRIPTION

TOTAL OB/XF 5,023

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	0005	OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	66,150							

REVIEW DATE 03/06/2020 BY KBP Total Acres: 1.89 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 08/02/2023 BY SYS