PT GOVT LOT 1 OF SEC 5-1N-23E
IN OR 2587/664
UTIL ESMT OR 2274/432

VAN ZANT CASON & CALLIE &/EPPLEY ERIC
16989 OAK HILL ROAD
HILLIARD, FL 32046

**2023**

**05-1N-23-0000-0001-0270**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

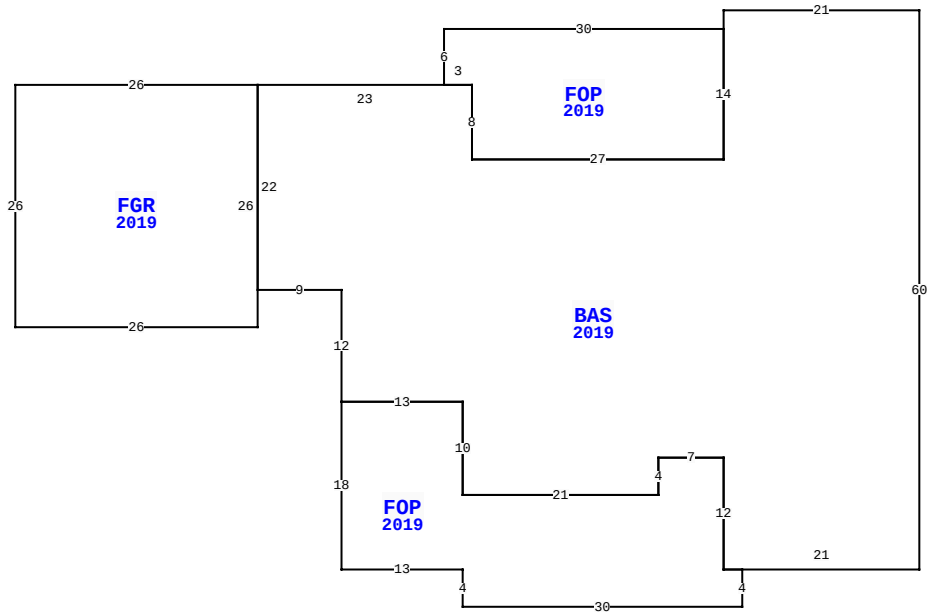
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,888 | 100 | 2,888 | 362,880 |
| FGR | 676 | 55 | 372 | 46,742 |
| FOP | 396 | 30 | 119 | 14,952 |
| FOP | 606 | 30 | 182 | 22,868 |
| TOTALS | 4,566 | | 3,561 | 447,442 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,561 | 106.8795 | 126.92 | 451,962 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2888 HX Base Yr 2023




16989 OAK HILL RD, HILLIARD

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 508,043 |
| TOTAL MARKET OB/XF VALUE | | 9,908 |
| TOTAL LAND VALUE - MARKET | | 103,250 |
| TOTAL MARKET VALUE | | 621,201 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 621,201 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 571,201 |
| TOTAL JUST VALUE | | 621,201 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 526,161 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009476 | CO ISSUED | 0 | 09/09/2019 |
| 19008568 | GARAGE | 182,737 | 08/09/2019 |
| 18008890 | NEW CONSTR | 382,929 | 08/29/2018 |
| MH961605 | MH MOVE-ON | 0 | 03/01/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2587/0664 | 8/24/2022 | WD | Q | I | 01 | 700,000 |
| GRANTOR: SINGLETON DENA | | | | | | |
| GRANTEE: EPPLEY ERIC & ANGEL | | | | | | |
| 2583/1760 | 8/03/2022 | QC | U | I | 11 | 100 |
| GRANTOR: HARVEY KANDACE | | | | | | |
| GRANTEE: SINGLETON DENA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W21 S2 FOP=[YR=2019] W30 S6 E3 S8 E27 N14$ S14 W27 N8 W23 FGR=[YR=2019] W26 S26 E26 N26$ S22 E9 S12 FOP=[YR=2019] S18 E13 S4 E30 N4 W2 N12 W7 S4 W21 N10 W13$ E13 S10 E21 N4 E7 S12 E21 N60$ .

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,502.00 | SF | 4.00 | 4.00 | 100 | 2019 | 2019 | 3 | 99 | 9,908 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,908

| 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 | 0006 | OR | 0.00 | 0.00 | 4.13 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 103,250 | | | | | | | |

REVIEW DATE 10/04/2019 BY TW Total Acres: 4.13 Total Land Value: 103,250 Market: 0 Agricultural: 0 Common: 103,250 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 1 OF SEC 5-1N-23E
IN OR 2587/664
UTIL ESMT OR 2274/432

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HILLIARD, FL 32046

**2023**

**05-1N-23-0000-0001-0270**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

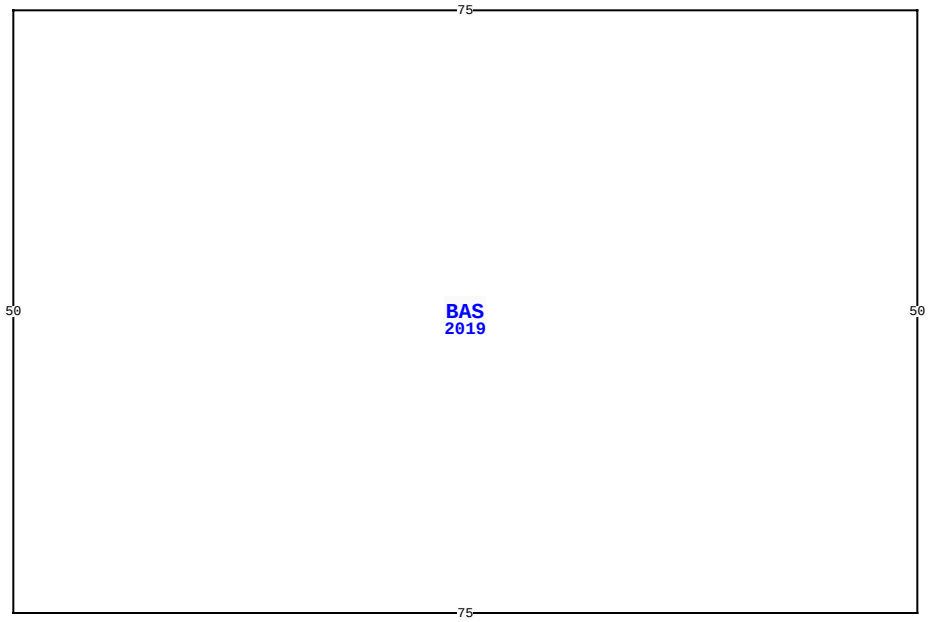
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,750 | 100 | 3,750 | 60,601 |
| TOTALS | 3,750 | | 3,750 | 60,601 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 3,750 | 47.6100 | 16.66 | 62,475 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 100% - 2023 Heated Area: 3750 HX Base Yr 2023




16989 OAK HILL RD, HILLIARD

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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| Tax Group: 6 | Tax Dist: | |
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| ASSESSED VALUE | | 621,201 |
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| BASE TAXABLE VALUE | | 571,201 |
| TOTAL JUST VALUE | | 621,201 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 526,161 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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|---|---|---|---|---|---|---|
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| GRANTEE: EPPLEY ERIC & ANGEL | | | | | | |
| 2583/1760 | 8/03/2022 | QC | U | I | 11 | 100 |
| GRANTOR: HARVEY KANDACE | | | | | | |
| GRANTEE: SINGLETON DENA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W75 S50 E75 N50$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

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

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