IN OR 2349/314
EX 1-57

PARNELL HARRIETT S L/E/
2281 PIDDLING WAY
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

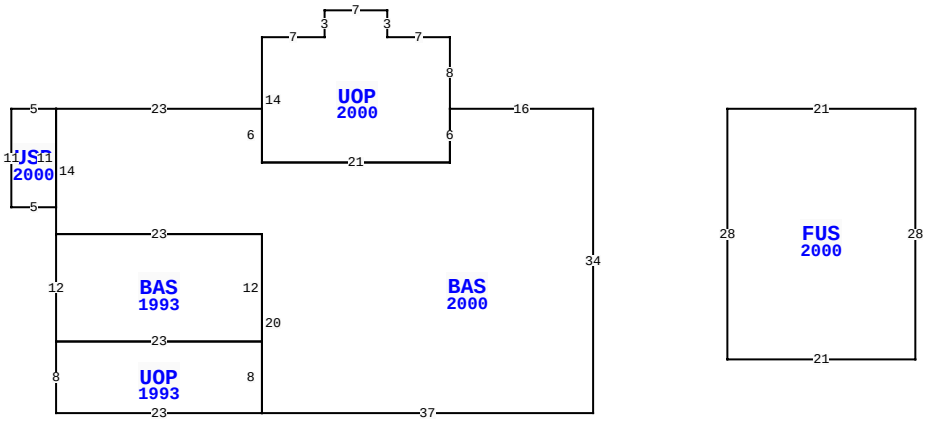
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	276	100	276	19,051
BAS	1,454	100	1,454	100,364
FUS	588	100	588	40,587
UOP	184	20	37	2,554
UOP	315	20	63	4,349
USP	55	30	16	1,105
TOTALS	2,872		2,434	168,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	100.5480	90.74	220,861	1983	1989	0	0	0	23.93	76.07

1 SINGLE FAM – 100% - 1995 Heated Area: 2318 HX Base Yr 1995



2281 PIDDLING WAY, 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		168,009
TOTAL MARKET OB/XF VALUE		10,092
TOTAL LAND VALUE - MARKET		189,240
TOTAL MARKET VALUE		367,341
SOH/AGL Deduction		240,435
ASSESSED VALUE		126,906
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		21,906
TOTAL JUST VALUE		367,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22064	ELEC OTHER	0	08/01/2009
MH003239	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/0314	3/19/2020	SW	U	I	11	100
GRANTOR: PARNELL HARRIETT S						
GRANTEE: BLOUNT JAMES ROBERT						
0713/1213	9/08/1994	WD	Q	I		55,000
GRANTOR: REGISTER HERBERT & FA						
GRANTEE: PARNELL RICHARD & H						

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	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1983	1983	3	20	1,040	
3	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1990	1990	3	20	260	
4	0825	BRICK	0	100	150	3	450.00	SF	12.50	12.50	100	1990	1990	3	87	4,894	
5	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2000	2000	3	29	3,898	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 UOP=[YR=2000] N8 W7 N3 W7 S3 W7 S14 E21 N6 $ S6 W21 N6 W23 USP=[YR=2000] W5 S11 E5 N11 $ S14 BAS=[YR=1993] S12 UOP=[YR=1993] S8 E23 N8 W23 $ E23 N12 W23 $ E23 S20 E37 N34 $ PTR= E15 FUS=[YR=2000] E21 S28 W21 N28 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 10,092

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	000100	C	SFR	100	0006	OR	0.00	0.00	8.30	AC		1.00	1.00	1.20	19,000.00	22,800.00	189,240							

REVIEW DATE 09/21/2017 BY TWX Total Acres: 8.30 Total Land Value: 189,240 Market: 0 Agricultural: 0 Common: 189,240 PRINTED 08/02/2023 BY SYS