PT GOVT LOT 5 IN SEC 5-2N-23E
IN OR 1992/554
R672926 & R672927 & R672928

NEWSOM KAREN O
23796 FAMILY LANE
HILLIARD, FL 32046

2023

05-2N-23-0000-0002-0060

BUILDING CHARACTERISTICS

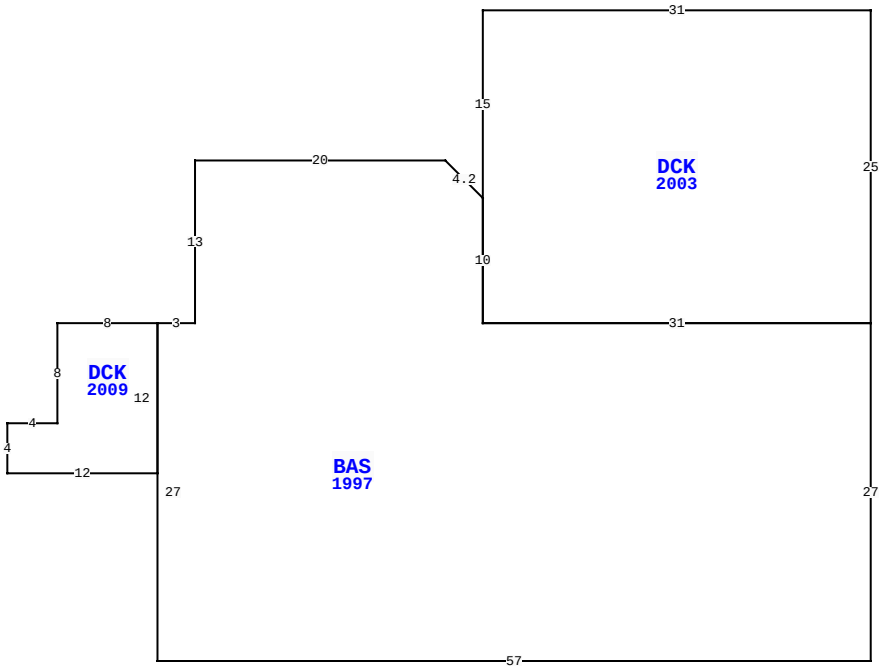
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1,834	106,917
DCK	775	15	116	6,763
DCK	112	15	17	991
TOTALS	2,721		1,967	114,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,967	160.1600	112.11	220,520	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2004 Heated Area: 1834 HX Base Yr 2004



23796 FAMILY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,106
TOTAL MARKET OB/XF VALUE		8,933
TOTAL LAND VALUE - MARKET		258,000
TOTAL MARKET VALUE		169,376
SOH/AGL Deduction		91,433
ASSESSED VALUE		77,943
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,943
TOTAL JUST VALUE		395,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006829	CARPORT	1,064	06/26/2019
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/0554	7/20/2015	QC	U	I	11	100
GRANTOR: NEWSOM VERNON R JR &						
GRANTEE: NEWSOM KAREN O						
1907/1196	3/17/2014	QC	U	I	11	100
GRANTOR: NEWSOM VERNON R JR &						
GRANTEE: NEWSOM KAREN O						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2003] W31 S15 BAS=[YR=1997] L3 U3 W20 S13 W3
DCK=[YR=2009] W8 S8 W4 S4 E12 N12$ S27 E57 N27 W31 N10$ S10 E31 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
5	0811	CONCRETE B	0	100	36	18	648.00	SF	5.20	5.20	100	2004	2004	3	86	2,898	
6	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	60	1,200	
7	0749	M/H STORG	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,933

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	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005601	A	TIMB2-3 SI	0			0.00	0.00	4.30	AC		1.00	1.00	1.00	350.00	350.00	1,505							
3	005901	A	HARDWOOD SI	0			0.00	0.00	3.70	AC		1.00	1.00	1.00	225.00	225.00	832							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.50	19,000.00	28,500.00	228,000							

REVIEW DATE 11/23/2020 BY TW Total Acres: 9.00 Total Land Value: 32,337 Market: 228,000 Agricultural: 2,337 Common: 30,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 5 IN SEC 5-2N-23E
IN OR 1992/554
R672926 & R672927 & R672928

NEWSOM KAREN O
23796 FAMILY LANE
HILLIARD, FL 32046

2023

05-2N-23-0000-0002-0060

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

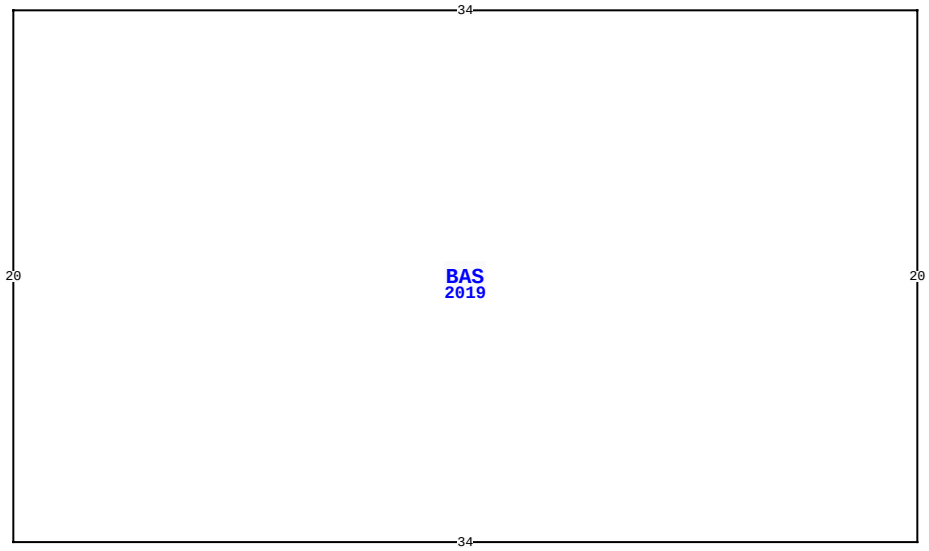
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	680	13,436
TOTALS	680		680	13,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	680	58.1900	20.37	13,852	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2004 Heated Area: 680 HX Base Yr 2004



23796 FAMILY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,106
TOTAL MARKET OB/XF VALUE		8,933
TOTAL LAND VALUE - MARKET		258,000
TOTAL MARKET VALUE		169,376
SOH/AGL Deduction		91,433
ASSESSED VALUE		77,943
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,943
TOTAL JUST VALUE		395,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/0554	7/20/2015	QC	U	I	11	100
GRANTOR: NEWSOM VERNON R JR &						
GRANTEE: NEWSOM KAREN O						
1907/1196	3/17/2014	QC	U	I	11	100
GRANTOR: NEWSOM VERNON R JR &						
GRANTEE: NEWSOM KAREN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W34 S20 E34 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/23/2020 BY TW Total Acres: 9.00 Total Land Value: 32,337 Market: 228,000 Agricultural: 2,337 Common: 30,000 PRINTED 08/02/2023 BY SYS