

LOT 14 (EX S-1 & S-3)
PT OR 1227/677
F/K/A 05-4N-24-0000-0010-0010

PIKE THOMAS B SR & SHARON E
39602 PROSPECT LANDING ROAD
HILLIARD, FL 32046-5729

2023

05-4N-24-1630-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,699	100	2,699	283,681
FGR	550	55	302	31,742
FOP	114	30	34	3,574
FOP	282	30	85	8,934
FST	20	55	11	1,156
PTO	192	5	10	1,051
STP	18	10	2	211
UDG	1,575	55	866	91,022
UOP	192	20	38	3,994
TOTALS	5,642		4,047	425,365

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	85	30	2,550.00	SF	4.00	4.00
4	1127	BRICK 8"	0 100	0	0	42.00	SF	5.50	5.50
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0812	CONCRETE C	0 100	0	0	3,791.00	SF	4.00	4.00
7	0461	IRON FENCE	0 100	0	0	63.00	SF	8.50	8.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00
2	005600	A	TIMBER 3 SI	0			0.00	0.00	11.03
3	009910	M	MKT. VAL. AG	0			0.00	0.00	11.03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	4,047	100.9008	119.82	484,912	2005	2005	0	0	0	12.28	87.72	
1 SNGL FAM - 100% - 2006 Heated Area: 2699 HX Base Yr 2006													
39602 PROSPECT LANDING RD, HILLIARD													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
06/13/2023 MLU													

TOTAL OB/XF													
17,758													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 425,365													
TOTAL MARKET OB/XF VALUE 17,758													
TOTAL LAND VALUE - MARKET 195,450													
TOTAL MARKET VALUE 477,645													
SOH/AGL Deduction 249,702													
ASSESSED VALUE 227,943													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 177,943													
TOTAL JUST VALUE 638,573													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 376,206													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10417	MECH OTHER	0	10/01/2005
R07957	REPAIR/RRF	6,000	07/01/2005
M09346	MECH OTHER	0	02/01/2005
P0408854	OTHER	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1227/0677	5/03/2004	WD	U	V	09	294,000	
GRANTOR: FORBESS THOMAS JR & P							
GRANTEE: PIKE THOMAS B SR &							
0782/1895	1/22/1997	WD	U	I	09	175,000	
GRANTOR: HARRIS MITCHELL							
GRANTEE: FORBESS THOMAS JR &							

BUILDING NOTES													
BAS=[YR=2005] W26 PTO=[YR=2005] N12 W16 S12 FOP=[YR=2005] W10 S11 E24 N2 E2 N9 W16\$ E16\$S9 W2 S2 W24 N4 W18 S39 E7 S8 E12 STP=[YR=2005] E6 N3 FOP=[YR=2005] E12 FGR=[YR=2005] S12 E25 N22 W6 FST=[YR=2005] N5 W4 S5 E4 \$ W19 S10 \$ N6 W12 N1 W6 S7 E6\$ W6 S3\$ N10 E6 S1 E12 N4 E15 N5 E4 S5 E14 N41 \$ PTR= E15 UDG=[YR=2005] E16 UOP=[YR=2010] N8 E24 S8 W24\$ E29 S35 W45 N35 \$ W15 \$.													