

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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	
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
BAS	1,698	100	1,698
UOP	1,332	20	266
TOTALS	3,030		1,964
			167,821

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,964	110.7400	99.94	196,282	1993	1993	0	0	14.50	85.50

1 SINGLE FAM - 0% - 0
Heated Area: 1698
HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,962
TOTAL MARKET OB/XF VALUE			30,675
TOTAL LAND VALUE - MARKET			268,100
TOTAL MARKET VALUE			623,737
SOH/AGL Deduction			149,656
ASSESSED VALUE			474,081
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			474,081
TOTAL JUST VALUE			623,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			437,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5171	CO ISSUED	0	04/08/2009
E21645	ELEC OTHER	0	03/01/2009
MH5171	MH MOVE-ON	0	03/01/2009
M14404	MECH OTHER	0	03/01/2009
P13689	OTHER	0	03/01/2009
B985354	ADDITION	9,282	09/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/0830	7/09/1998	WD	Q	I		175,000

GRANTOR: HARRIS WADE L & THERE
GRANTEE: STEGALL JOHN & TINA
0761/1246 6/03/1996 QC U I 06 100
GRANTOR: HARRIS WADE
GRANTEE: HARRIS WADE L & THE

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	AG DATE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660			
3	0861	POOL GUNIT	0	0	15	30	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650			
4	0910	SCRN RM L	0	0	24	40	960.00	SF	15.00	15.00	100	1996	1996	3	20	2,880			
5	0845	KOOL DECK	0	0	0	0	200.00	SF	7.25	7.25	100	1996	1996	3	73	1,059			
6	0812	CONCRETE C	0	0	0	0	4,023.00	SF	4.00	4.00	100	2000	2000	3	80	12,874			
7	1242	WD DECK A	0	0	30	16	480.00	SF	10.00	10.00	100	2015	2015	3	74	3,552			
TOTALS															30,675				

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	000115	C	SFR ACRES	0	0005		0.00	0.00	18.15	AC		1.00	1.00	1.00	14,000.00	14,000.00	254,100							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 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	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
FDG	625	60	375
			SUBAREA MARKET VALUE
			6,472
TOTALS	625		375
			6,472

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 0% - 0			Heated Area: 0			HX Base Yr						
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/26/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,962
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TOTAL MARKET VALUE			623,737
SOH/AGL Deduction			149,656
ASSESSED VALUE			474,081
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			474,081
TOTAL JUST VALUE			623,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			437,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603081	SWIM POOL	8,602	07/01/1996
7908	NEW CONSTR	80,629	03/11/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/0830	7/09/1998	WD	Q	I		175,000
GRANTOR: HARRIS WADE L & THERE						
GRANTEE: STEGALL JOHN & TINA						
0761/1246	6/03/1996	QC	U	I	06	100
GRANTOR: HARRIS WADE						
GRANTEE: HARRIS WADE L & THE						

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							
39478 PROSPECT LANDING RD, HILLIARD																							

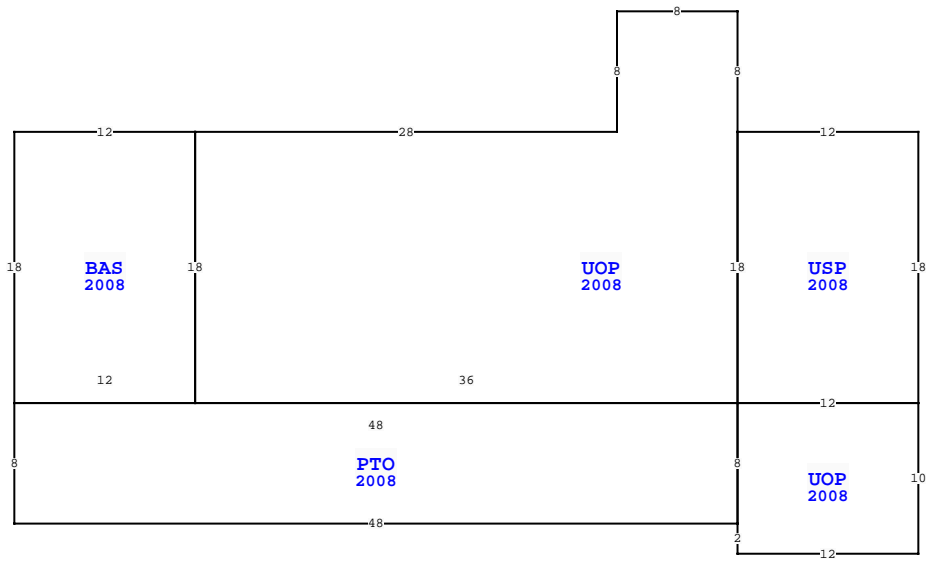
BUILDING NOTES												

BUILDING DIMENSIONS												
FDG=[YR=1996] W25 S25 E25 N25 \$.												

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

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floor	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	0 100
Bathrooms	0.5 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2150	01	466	71.5000	35.75	16,660	2005	2005	0	0	0	8.00	92.00		
3 ACCESSORY U - 0% - 0 Heated Area: 216 HX Base Yr														



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	216	100	216	7,104
PTO	384	5	19	625
UOP	120	20	24	789
UOP	712	20	142	4,671
USP	216	30	65	2,138
TOTALS	1,648		466	15,327

NASSAU COUNTY PROPERTY		PAGE 3 of 4	4
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GRANTOR: HARRIS WADE L & THERE						
GRANTEE: STEGALL JOHN & TINA						
0761/1246	6/03/1996	QC	U	I	06	100
GRANTOR: HARRIS WADE						
GRANTEE: HARRIS WADE L & THE						

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
39478 PROSPECT LANDING RD, HILLIARD																
BLD DATE: LGL DATE: 06/26/2023 MLU																
XF DATE: LAND DATE:																
INC DATE: AG DATE:																

BUILDING NOTES													

BUILDING DIMENSIONS													
USP=[YR=2008] W12 UOP=[YR=2008] N8 W8 S8 W28 BAS=[YR=2008]													
W12 S18 PTO=[YR=2008] S8 E48 UOP=[YR=2008] S2 E12 N10 W12													
S8\$ N8 W48\$ E12 N18\$ S18 E36 N18\$ S18 E12 N18\$.													

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

