PT OF NW1/4 OF SW1/4
IN OR 2295/469
ESMT OR 1114/1773

BRYANT JAMES
22600 FORTRESS LANE
HILLIARD, FL 32046

2023

10-2N-23-0000-0015-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

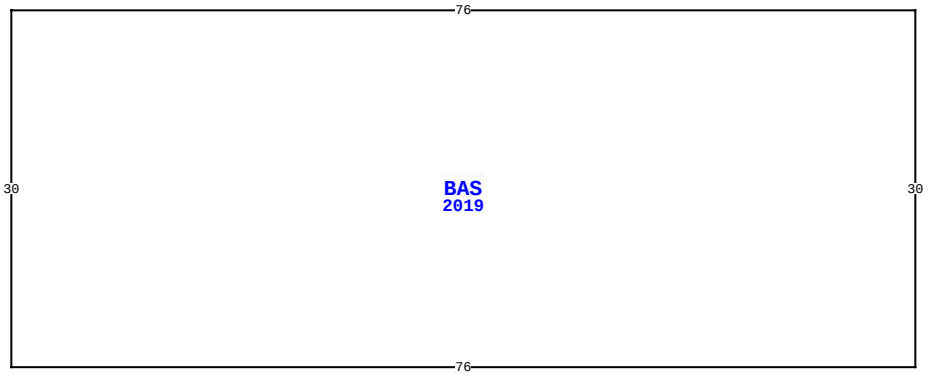
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	180,821
TOTALS	2,280		2,280	180,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	81.76	186,413	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,821
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		233,321
SOH/AGL Deduction		59,047
ASSESSED VALUE		174,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,274
TOTAL JUST VALUE		233,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013015	GARAGE	31,428	08/24/2022
19010547	CO ISSUED	0	10/07/2019
E20363	ELEC OTHER	0	01/01/2008
B10784	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2295/0469	7/31/2019	WD	Q	I	01	45,000
GRANTOR: GILBY STEVEN L						
GRANTEE: BRYANT JAMES						
1638/1275	8/27/2009	WD	Q	I	01	24,500
GRANTOR: HEMMING GUST A & MONI						
GRANTEE: GILBY STEVEN L						

22600 FORTRESS LN, HILLIARD

BLD DATE	01/24/2008	JH	LGL DATE	
XF DATE			LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30$.

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	0.70	30,000.00	21,000.00	52,500							

REVIEW DATE 11/20/2020 BY TW Total Acres: 2.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS