

PT OF SW1/4 OF SE1/4 OF
SEC 10-3N-23E IN OR 1409/1919
(EX PT IN OR 1494/1766 &

L & B LANDS INC
PO BOX 878
HILLIARD, FL 32046-0878

2023

10-3N-23-0000-0011-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

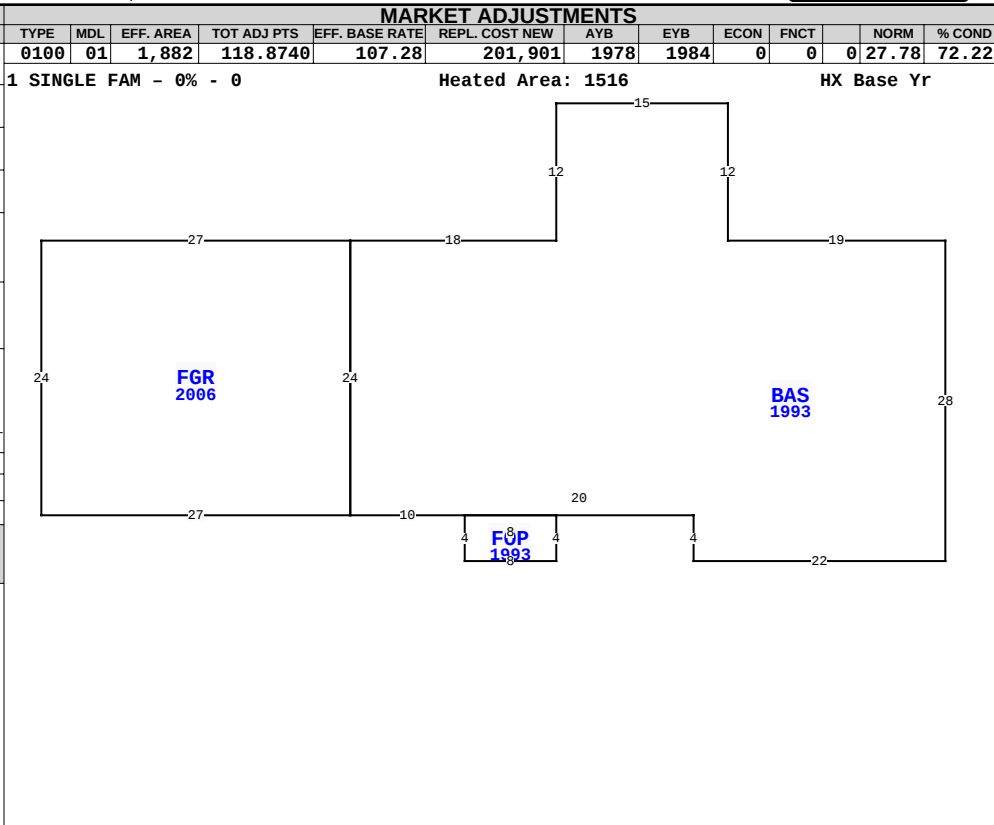
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1,516	117,456
FGR	648	55	356	27,582
FOP	32	30	10	775

TOTALS	2,196	1,882	145,813
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10
8	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00

REVIEW DATE	09/10/2018	BY	TWA
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18079 BLISS DR, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
7	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10	20.10	100	2005	2005	3	27	434	
8	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2000	2000	3	80	374	

TOTAL OB/XF														3,118		
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			
05	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00					

Total Acres: 1.00	Total Land Value: 30,000	Market: 0	Agricultural: 0	Common: 30,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		145,813	
TOTAL MARKET OB/XF VALUE		3,118	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		178,931	
SOH/AGL Deduction		21,721	
ASSESSED VALUE		157,210	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		157,210	
TOTAL JUST VALUE		178,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12319	MECH OTHER	0	12/01/2006
C18662	CO ISSUED	0	10/01/2006
E18223	ELEC OTHER	3,000	10/01/2006
B18662	NEW CONSTR	146,124	10/01/2006
P11663	OTHER	0	10/01/2006
R09796	REPAIR/RRF	2,000	10/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1409/1919	5/05/2006	WD	Q	I		139,300			
GRANTOR: THOMPSON JOHN M & LYN									
GRANTEE: L & B LANDS INC									
0933/1724	5/25/2000	WD	U	I	06	94,000			
GRANTOR: TISON SHARON C									
GRANTEE: THOMPSON JOHN M									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 N12 W15 S12 W18 FGR=[YR=2006] W27 S24 E27 N24\$ S24 E10 FOP=[YR=1993] S4 E8 N4 W8\$ E20 S4 E22 N28\$.									