PT GOVT LOT 2
IN OR 2256/1713
(EX PT IN OR 2618/821)

SMITH NOAH D & HAZEL HODGES/
4493 RUNAWAY COVE LANE
HILLIARD, FL 32046

2023

11-2N-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

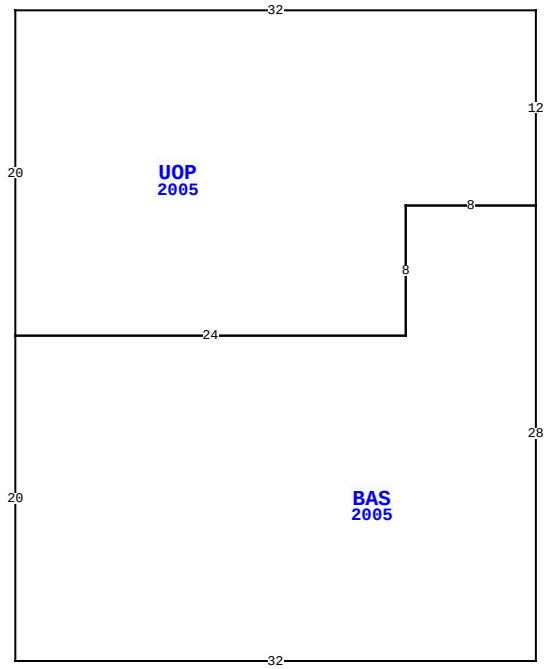
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	704	100	704	7,188
UOP	576	20	115	1,174
TOTALS	1,280		819	8,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	819	57.2000	20.02	16,396	1995	1995	0	0	0	49.00	51.00

1 GARAGE RES – 0% - 0 Heated Area: 704 HX Base Yr



RUNAWAY COVE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	8,362
TOTAL MARKET OB/XF VALUE	44,423
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	54,281
SOH/AGL Deduction	0
ASSESSED VALUE	54,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,281
TOTAL JUST VALUE	137,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/1713	2/21/2019	QC	U	I	11	100

GRANTOR: SMITH NOAH DAVID & HA

GRANTEE: SMITH NOAH DAVID &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W32 S20 BAS=[YR=2005] S20 E32 N28 W8 S8 W24$ E24 N8 E8 N12$.

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	0681	POLE SHED	0	0	60	76	4,560.00	SF	15.00	15.00	100	2001	2001	3	30	20,520	
2	0681	POLE SHED	0	0	30	12	360.00	SF	15.00	15.00	100	1999	1999	3	28	1,512	
3	0510	GARAGE WD-	0	0	48	16	768.00	SF	29.75	29.75	100	2021	2021	3	98	22,391	

LAND DESCRIPTION

TOTAL OB/XF 44,423

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	006000	A	PAST1/HAY	0			0.00	0.00	3.40	AC		1.00	1.00	1.00	440.00	440.00	1,496							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	3.40	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,000							

REVIEW DATE 03/01/2023 BY WW Total Acres: 3.40 Total Land Value: 1,496 Market: 85,000 Agricultural: 1,496 Common: 0 PRINTED 08/02/2023 BY SYS