LOT 2 IN OR 666/898 (EX PT IN OR 1419/310 & ESMT IN OR 1031/1544)

WILDES LARRY JOE
28170 QUICK FOX RUN
HILLIARD, FL 32046

2023

14-4N-23-0190-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

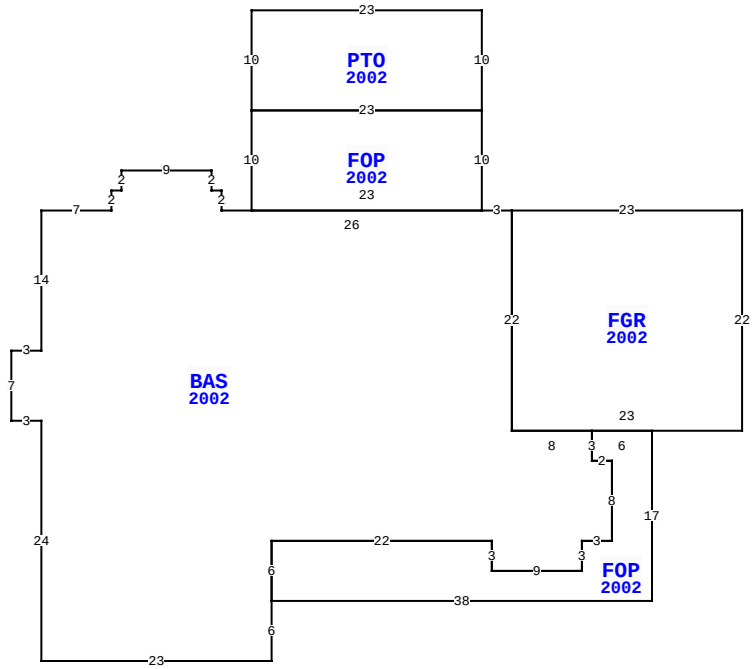
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,019	100	2,019	250,736
FGR	506	55	278	34,525
FOP	230	30	69	8,569
FOP	251	30	75	9,314
PTO	230	5	12	1,490
TOTALS	3,236		2,453	304,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,453	117.8352	139.93	343,248	2002	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 0 Heated Area: 2019 HX Base Yr



28170 QUICK FOX RUN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,752
TOTAL MARKET OB/XF VALUE		6,975
TOTAL LAND VALUE - MARKET		172,500
TOTAL MARKET VALUE		538,227
SOH/AGL Deduction		307,690
ASSESSED VALUE		230,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,537
TOTAL JUST VALUE		538,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009495	NEW SHINGLES	10,000	07/20/2021
B029422	NEW CONSTR	148,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0666/0898	9/10/1992	WD	Q	V		29,900

GRANTOR: STROTHER TIMBERLANDS

GRANTEE: WILDES LARRY JOE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W23 BAS=[YR=2002] W3 FOP=[YR=2002] N10 PTO=[YR=2002] N10 W23 S10 E23$ W23 S10 E23$ W26 N2 W1 N2 W9 S2 W1 S2 W7 S14 W3 S7 E3 S24 E23 N6 FOP=[YR=2002] E38 N17 W6 S3 E2 S8 W3 S3 W9 N3 W22 S6 $ N6 E22 S3 E9 N3 E3 N8 W2 N3 W8 N22$ S22 E23 N22$.

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	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	1987	1987	3	20	192	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
5	0811	CONCRETE B	0	100	0	0	573.00	SF	5.20	5.20	100	2002	2002	3	83	2,473	
8	0940	SHEDS/PORT	0	0	18	12	216.00	SF	19.50	19.50	100	2005	2005	3	27	1,137	

LAND DESCRIPTION

TOTAL OB/XF 6,975

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	000100	C	SFR	100	0005	OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	172,500							

REVIEW DATE 11/17/2021 BY TWX Total Acres: 11.50 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 08/02/2023 BY SYS

LOT 2 IN OR 666/898 (EX PT IN OR 1419/310 & ESMT IN OR 1031/1544)

WILDES LARRY JOE
28170 QUICK FOX RUN
HILLIARD, FL 32046

2023

14-4N-23-0190-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

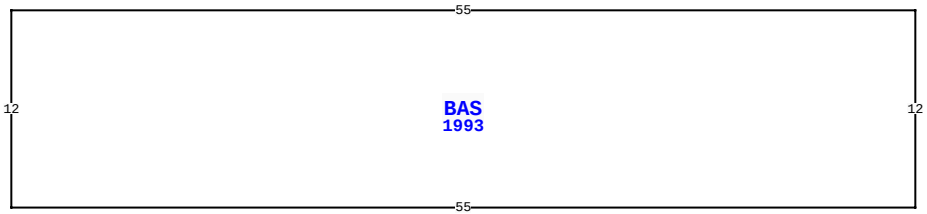
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	660	100	660	11,403
TOTALS	660		660	11,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	660	88.6000	57.59	38,009	1979	1979	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 660 HX Base Yr



28170 QUICK FOX RUN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,752
TOTAL MARKET OB/XF VALUE		6,975
TOTAL LAND VALUE - MARKET		172,500
TOTAL MARKET VALUE		538,227
SOH/AGL Deduction		307,690
ASSESSED VALUE		230,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,537
TOTAL JUST VALUE		538,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0666/0898	9/10/1992	WD	Q	V		29,900

GRANTOR: STROTHER TIMBERLANDS

GRANTEE: WILDES LARRY JOE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S12 E55 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/17/2021 BY TWX Total Acres: 11.50 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 08/02/2023 BY SYS

LOT 2 IN OR 666/898 (EX PT IN OR 1419/310 & ESMT IN OR 1031/1544)

WILDES LARRY JOE
28170 QUICK FOX RUN
HILLIARD, FL 32046

2023

14-4N-23-0190-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	04	Quality Level 04

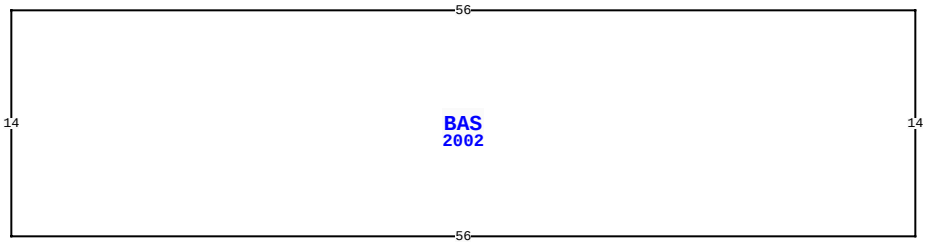
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	42,716
TOTALS	784		784	42,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	134.2000	93.94	73,649	2000	2005	0	0	0	42.00	58.00

3 M/H 94+ – 0% - 0 Heated Area: 784 HX Base Yr



28170 QUICK FOX RUN, HILLIARD

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,752
TOTAL MARKET OB/XF VALUE		6,975
TOTAL LAND VALUE - MARKET		172,500
TOTAL MARKET VALUE		538,227
SOH/AGL Deduction		307,690
ASSESSED VALUE		230,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,537
TOTAL JUST VALUE		538,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0666/0898	9/10/1992	WD	Q	V		29,900

GRANTOR: STROTHER TIMBERLANDS

GRANTEE: WILDES LARRY JOE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/17/2021 BY TWX Total Acres: 11.50 Total Land Value: 172,500 Market: 0 Agricultural: 0 Common: 172,500 PRINTED 08/02/2023 BY SYS