ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 1473/1633

HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

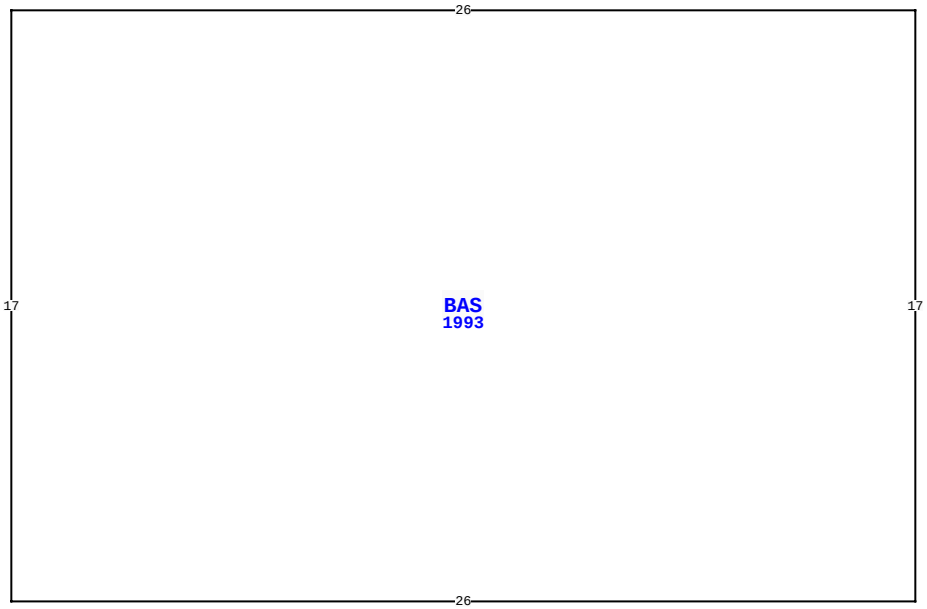
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	442	13,131
TOTALS	442		442	13,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	442	94.0500	84.88	37,517	1942	1942	15	0	10	40.00	35.00

1 SINGLE FAM – 0% - 0 Heated Area: 442 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 9 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,436
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	306,856
SOH/AGL Deduction	28,179
ASSESSED VALUE	278,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,677
TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7382	CHNGE SRVC	0	05/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1950	1950	3	20	720	
4	2810	MH SPACE	0	0	0	0	5.00	SF	2,400.00	2,400.00	100	0	0	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 12,720

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	000800	C	MULTI-FAM	0		OR	0.00	0.00	4.15	AC		1.00	1.00	1.00	18,000.00	18,000.00	74,700							

REVIEW DATE 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 1473/1633

HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

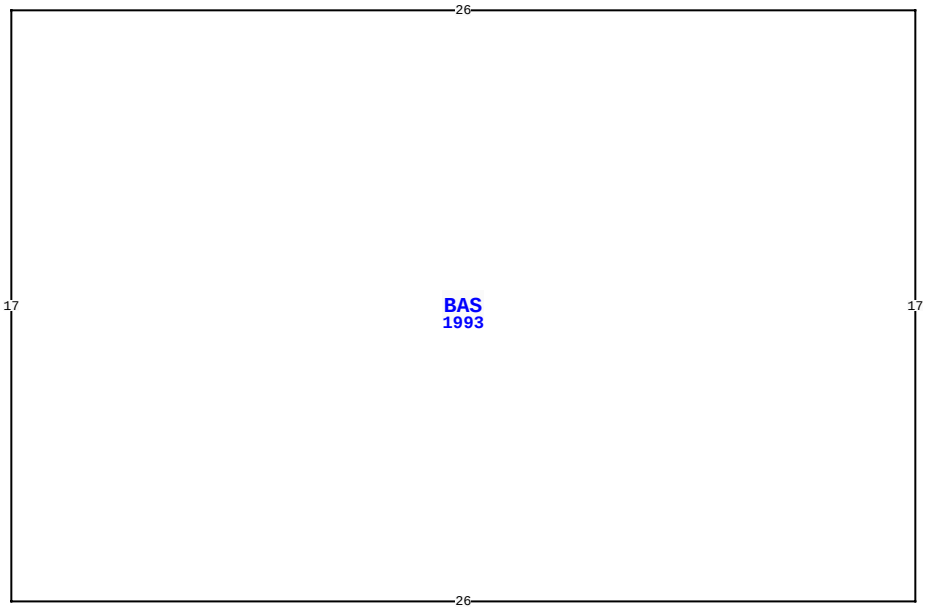
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	442	18,759
TOTALS	442		442	18,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	442	94.0500	84.88	37,517	1942	1942	0	0	10	40.00	50.00

2 SINGLE FAM – 0% - 0 Heated Area: 442 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 9 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,436
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	306,856
SOH/AGL Deduction	28,179
ASSESSED VALUE	278,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,677
TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 1473/1633

HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

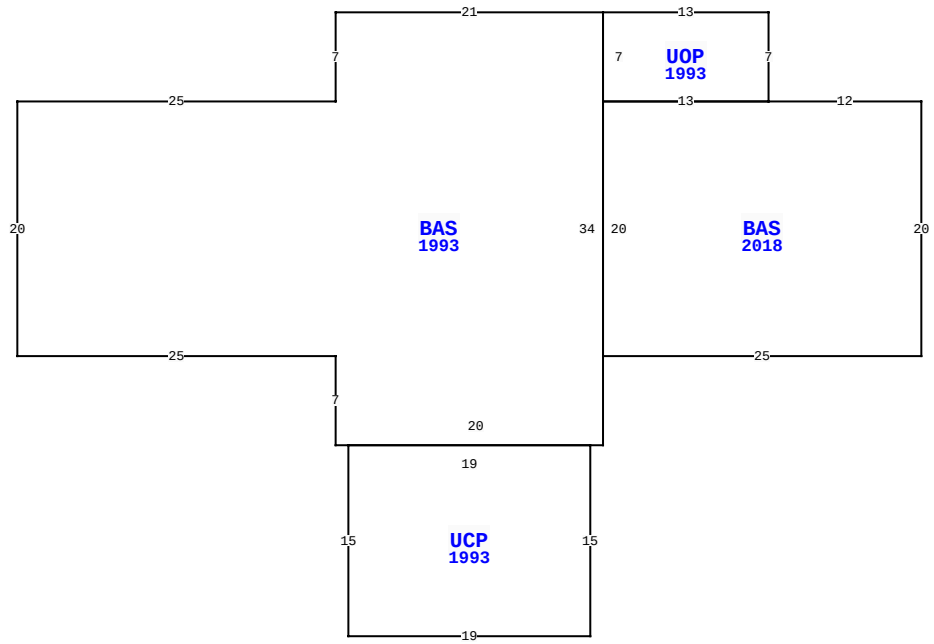
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1,214	41,634
BAS	500	100	500	17,148
UCP	285	20	57	1,955
UOP	91	20	18	618
TOTALS	2,090		1,789	61,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,789	76.0000	68.59	122,708	1942	1942	0	0	10	40.00	50.00

3 SINGLE FAM – 0% - 0 Heated Area: 1714 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,436
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	306,856
SOH/AGL Deduction	28,179
ASSESSED VALUE	278,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,677
TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 UOP=[YR=1993] N7 W13 BAS=[YR=1993] W21 S7 W25 S20 E25 S7 E1 UCP=[YR=1993] S15 E19 N15 W19 $ E20 N34 $ S7 E13 $ W13 S20 E25 N20 $.

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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 1473/1633

HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

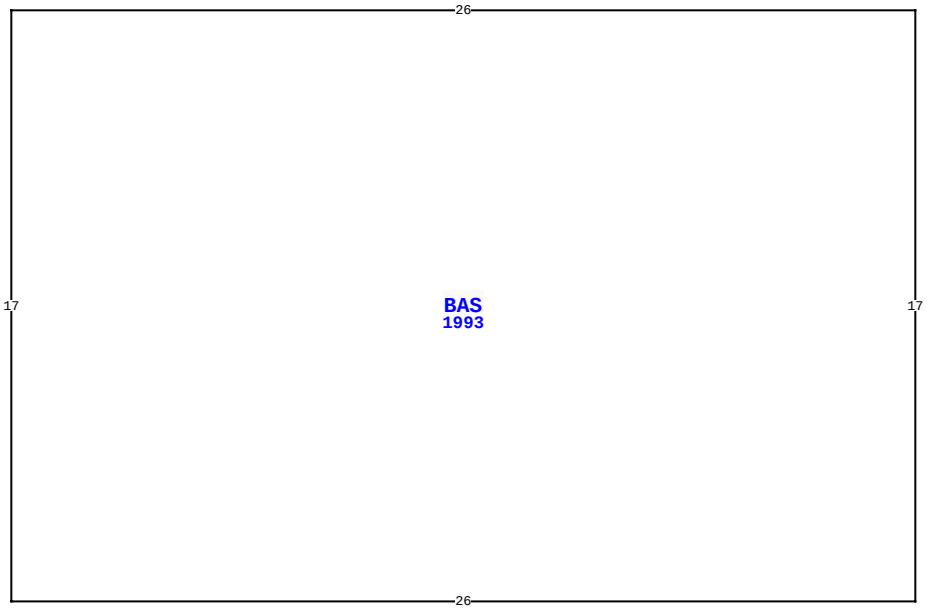
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	442	25,887
TOTALS	442		442	25,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	442	94.0500	84.88	37,517	1942	1960	0	0	0	31.00	69.00

4 SINGLE FAM – 0% - 0 Heated Area: 442 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

37093 TESTONE LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,436
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	306,856
SOH/AGL Deduction	28,179
ASSESSED VALUE	278,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,677
TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 1473/1633

HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

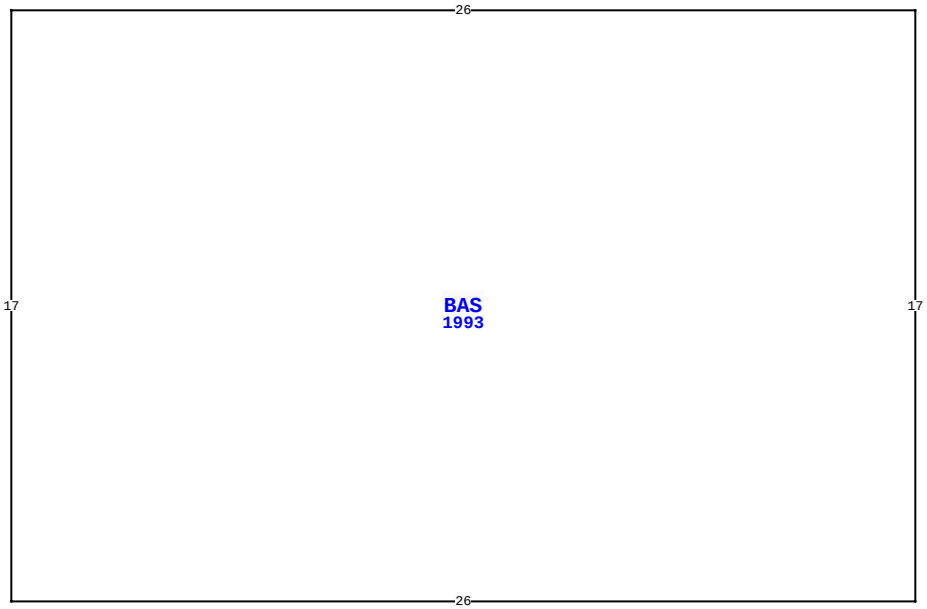
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100	442	25,887
TOTALS	442		442	25,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	442	94.0500	84.88	37,517	1942	1960	0	0	0	31.00	69.00

5 SINGLE FAM – 0% - 0 Heated Area: 442 HX Base Yr



BLD DATE		LGL DATE	
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37093 TESTONE LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S17 E26 N17$.

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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 1473/1633

HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

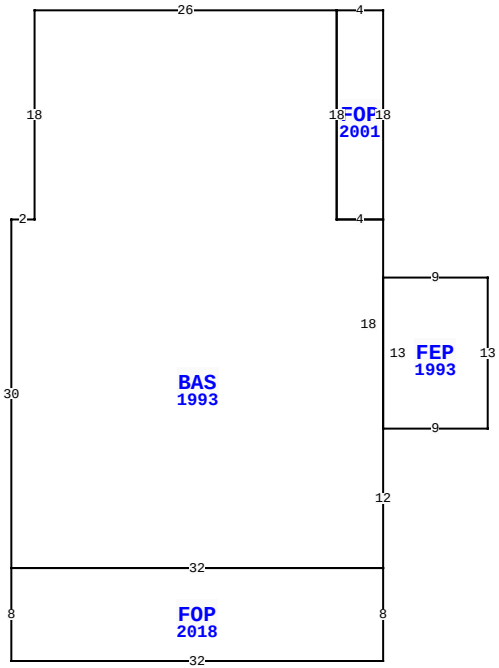
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	39,670
FEP	117	80	94	2,611
FOP	72	30	22	611
FOP	256	30	77	2,139
TOTALS	1,873		1,621	45,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,621	76.9500	69.45	112,578	1920	1920	0	0	10	50.00	40.00

6 SINGLE FAM – 0% - 0 Heated Area: 1428 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,436
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W4 BAS=[YR=1993] W26 S18 W2 S30 FOP=[YR=2018] S8 E32 N8 W32 $ E32 N12 FEP=[YR=1993] E9 N13 W9 S13 $ N18 W4 N18 $ S18 E4 N18 $.

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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

ALL LOT 17 W OF HWY &
ALL LOT 18 W OF HWY S-2
IN OR 1473/1633

HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

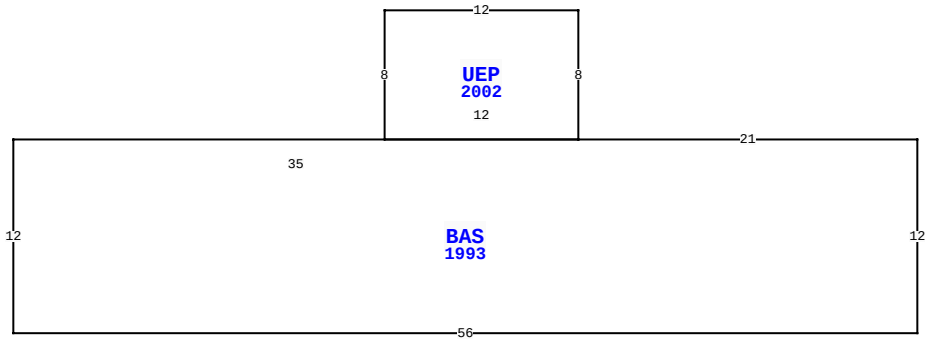
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	7,613
UEP	96	70	67	759
TOTALS	768		739	8,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	739	58.1000	37.76	27,905	1966	1966	0	0	0	70.00	30.00

7 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

37093 TESTONE LN, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,436
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	306,856
SOH/AGL Deduction	28,179
ASSESSED VALUE	278,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,677
TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UEP=[YR=2002] N8 W12 S8 E12 $ W35 S12 E56 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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

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ALL LOT 18 W OF HWY S-2
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HAMMAGE & SKEET LLC
4225 N PEARL STREET
JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

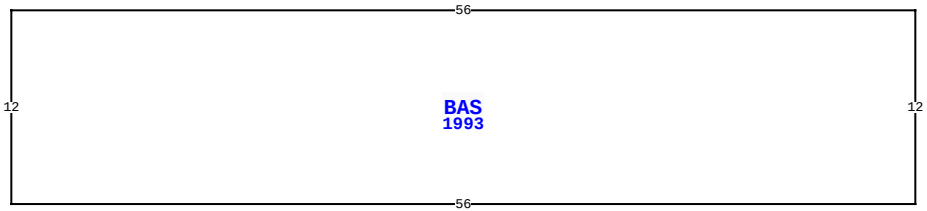
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	7,522
TOTALS	672		672	7,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	57.4000	37.31	25,072	1970	1970	0	0	0	70.00	30.00

10 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,436
TOTAL MARKET OB/XF VALUE	12,720
TOTAL LAND VALUE - MARKET	74,700
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ASSESSED VALUE	278,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,677
TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

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JACKSONVILLE, FL 32206-6411

2023

15-3N-24-2320-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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	02	Quality Level 02

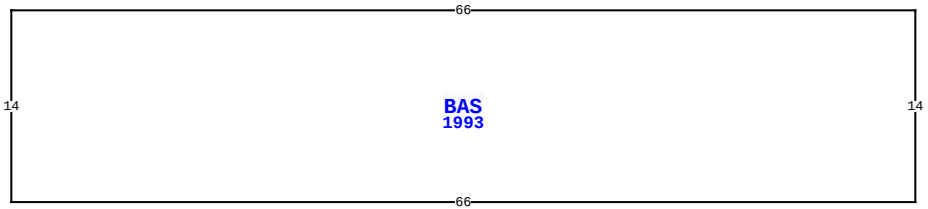
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	13,494
TOTALS	924		924	13,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	74.9000	48.68	44,980	1985	1985	0	0	0	70.00	30.00

11 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



37093 TESTONE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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BASE TAXABLE VALUE	278,677
TOTAL JUST VALUE	306,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1633	1/23/2007	WD	U	I	06	100
GRANTOR: SIMMONS J GREGG & JOH						
GRANTEE: HAMMAGE & SKEET LLC						
1381/1672	1/17/2006	WD	U	I	21	200,000
GRANTOR: WILLS MARSHA M						
GRANTEE: SIMMONS J GREGG & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 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 06/19/2018 BY TW Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS