

PT OF S1/2 OF LOT 2
2009 HMMT DW/MH
IN OR 2475/1034

SMITH BRANDON E & CANDICE N
291169 PIGEON CREEK RD
HILLIARD, FL 32046

2023

18-4N-24-0000-0004-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0800	02	2,546	147.8400	103.49	263,486	2009	2014	0	0	0	20.00	80.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 100% - 2022													Heated Area: 2280					HX Base Yr 2022											
Roof Cover		12	MODULAR MT 100		76 30 BAS 2009 30 76 14 UOP 2009 14 76															BUILDING MARKET VALUE					210,789									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					37,525									
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET					300,520									
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET VALUE					314,484									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					111,952									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					202,532									
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB					50,000				
Bathrooms			2.5 100																	BASE TAXABLE VALUE					152,532									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					548,834									
Stories		0	0 100																	NCON VALUE					0									
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					215,842																								
Quality		05	Quality Level 05																															
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	2,280	100	2,280	188,766																														
UOP	1,064	25	266	22,022																														
TOTALS		3,344		2,546	210,789																													
EXTRA FEATURES					291169 PIGEON CREEK RD, HILLIARD										BLD DATE					LGL DATE					05/19/2023					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																	
6	0810	CONCRETE A	0	100	29	20	580.00	SF	6.50	6.50	100	1996	1996	3	73	2,752																		
7	0201	BARN WD 10	0	100	40	40	1,600.00	SF	17.00	17.00	100	2008	2008	3	56	15,232																		
10	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	100	2009	2009	3	91	355																		
11	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290																		
12	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	45	108																		
13	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	45	108																		
15	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2008	2008	3	56	15,680																		
LAND DESCRIPTION					TOTAL OB/XF															37,525														
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										
1	005000	C	RURAL HOME	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000																	
2	009525	C	RES POND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500																	
3	005400	A	TIMBER 1 SI	0			0.00	0.00	13.43	AC		1.00	1.00	1.00	720.00	720.00	9,670																	
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	17.43	AC		1.00	1.00	1.00	14,000.00	14,000.00	244,020																	
REVIEW DATE		06/16/2020		BY	TWA		Total Acres: 17.43			Total Land Value: 66,170			Market: 244,020			Agricultural: 9,670			Common: 56,500			PRINTED 08/02/2023 BY SYS												