IN OR 256 PG 505
& PAR 5-1 IN 19-4N-24
ESMT IN OR 259 PG 536

WILLIAMS JOHN S JR & SHARON
28163 DOG GONE TRL
HILLIARD, FL 32046

2023

20-4N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

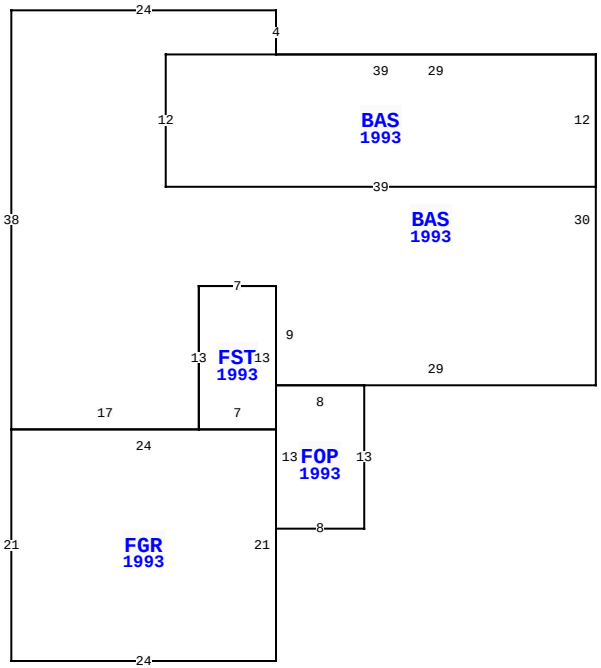
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	468	100	468	40,495
BAS	1,691	100	1,691	146,318
FGR	504	55	277	23,968
FOP	104	30	31	2,682
FST	91	55	50	4,327
TOTALS	2,858		2,517	217,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,517	96.7680	114.91	289,228	1978	1988	0	0	0	24.70	75.30

1 SNGL FAM – 100% - 0 Heated Area: 2159 HX Base Yr



28163 DOG GONE TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,648
TOTAL MARKET OB/XF VALUE		6,523
TOTAL LAND VALUE - MARKET		37,200
TOTAL MARKET VALUE		265,371
SOH/AGL Deduction		143,018
ASSESSED VALUE		122,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,353
TOTAL JUST VALUE		265,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0256/0505	1/01/1978	MS	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W29 N4 W24 S38 E17 N13 E7 S9 E29 N30 $
FGR=[YR=1993;ORIG=-53,34] S21 E24 N21 W24 $
BAS=[YR=1993;ORIG=0,12] N12 W39 S12 E39 $
FOP=[YR=1993;ORIG=-29,30] S13 E8 N13 W8 $
FST=[YR=1993;ORIG=-36,34] E7 N13 W7 S13 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0751	UOP	0	100	28	12	336.00	SF	10.00	10.00	100	2000	2000	3	29	974	
3	0751	UOP	0	100	20	8	160.00	SF	10.00	10.00	100	2000	2000	3	29	464	
4	0350	CARPORT WD	0	100	40	24	960.00	SF	13.00	13.00	100	2005	2005	3	27	3,370	

LAND DESCRIPTION

TOTAL OB/XF 6,523

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,200							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS

IN OR 256 PG 505
& PAR 5-1 IN 19-4N-24
ESMT IN OR 259 PG 536

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HILLIARD, FL 32046

2023

20-4N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

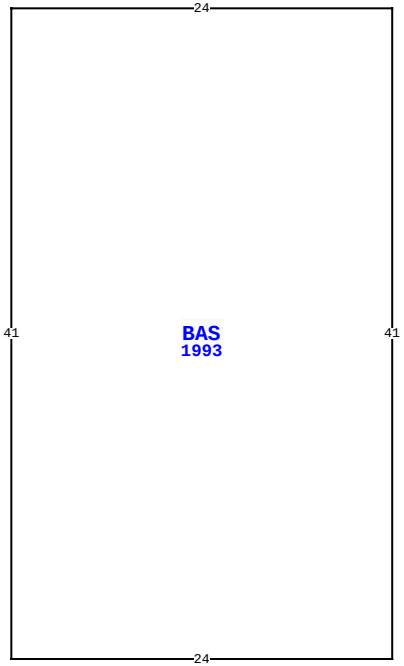
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 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	984	100	984	3,859
TOTALS	984		984	3,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	984	41.2843	19.61	19,296	1976	1976	0	0	0	80.00	20.00

2 STOR WAREH – 100% - 0 Heated Area: 984 HX Base Yr



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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S41 E24 N41$.

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 06/10/2021 BY TWA Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS