PT OF NE1/4 OF SW1/4 &
PT OF NW1/4 OF SE1/4 OF
SEC 22-2N-23E

HENRIKSEN KRISTINE/
20472 GORDEN HILL LN S
HILLIARD, FL 32046

**2023**

**22-2N-23-0000-0004-0150**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

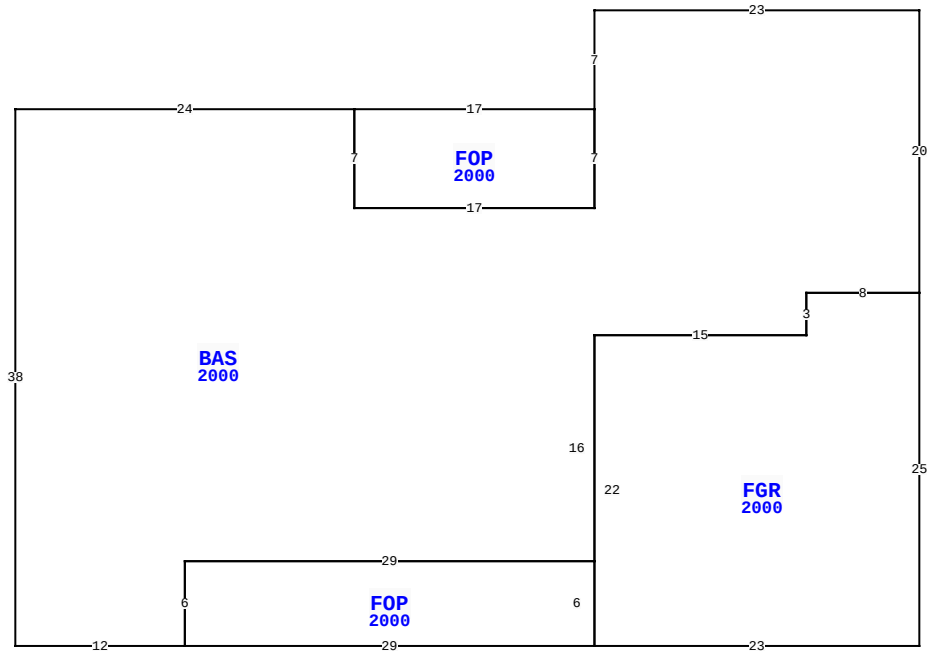
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 11 | CLAY TILE 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 1,770 | 100 | 1,770 | 202,019 |
| FGR | 530 | 55 | 292 | 33,327 |
| FOP | 119 | 30 | 36 | 4,109 |
| FOP | 174 | 30 | 52 | 5,935 |
| TOTALS | 2,593 | | 2,150 | 245,389 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,150 | 105.0168 | 124.71 | 268,126 | 2000 | 2005 | 0 | 0 | 0 | 8.48 | 91.52 |

1 SNGL FAM – 100% - 2020 Heated Area: 1770 HX Base Yr 2020




20472 GORDEN HILL LN, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 245,389 |
| TOTAL MARKET OB/XF VALUE | | 29,877 |
| TOTAL LAND VALUE - MARKET | | 146,280 |
| TOTAL MARKET VALUE | | 421,546 |
| SOH/AGL Deduction | | 173,222 |
| ASSESSED VALUE | | 248,324 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 198,324 |
| TOTAL JUST VALUE | | 421,546 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 340,039 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21001686 | NEW ROOF | 0 | 02/12/2021 |
| MH165738 | MH MOVE-ON | 0 | 05/31/2016 |
| MH4800 | MH MOVE-ON | 0 | 08/15/2006 |
| B11318 | OTHER | 0 | 07/01/2006 |
| E0617547 | ELEC OTHER | 0 | 06/01/2006 |
| B007189 | NEW CONSTR | 93,107 | 06/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 5/06/2019 | CN | Q | I | 01 | 315,000 |
| GRANTOR: BROOKS CHRISTOPHER F | | | | | | |
| GRANTEE: HENRIKSEN KRISTINE | | | | | | |
| 2273/1492 | 4/17/2019 | QC | U | I | 11 | 100 |
| GRANTOR: DUBE MICHAEL B SR & V | | | | | | |
| GRANTEE: BROOKS CHRISTOPHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W23 S7 FOP=[YR=2000] W17 S7 E17 N7$ S7 W17 N7 W24 S38 E12 FOP=[YR=2000] E29 FGR=[YR=2000] E23 N25 W8 S3 W15 S22$ N6 W29 S6$ N6 E29 N16 E15 N3 E8 N20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 828.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 80 | 3,444 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 85 | 2,975 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 660.00 | SF | 15.00 | 15.00 | 100 | 2016 | 2016 | 3 | 84 | 8,316 | |
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 11 | 132.00 | SF | 30.00 | 30.00 | 100 | 2016 | 2016 | 3 | 78 | 3,089 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 32 | 22 | 704.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 93 | 9,821 | |
| 8 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 120.00 | SF | 20.00 | 20.00 | 100 | 2019 | 2019 | 3 | 93 | 2,232 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,877

| 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 | 12.19 | AC | | 1.00 | 1.00 | 0.80 | 15,000.00 | 12,000.00 | 146,280 | | | | | | | |

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 12.19 Total Land Value: 146,280 Market: 0 Agricultural: 0 Common: 146,280 PRINTED 08/02/2023 BY SYS