PT OF SE1/4 OF SE1/4
IN OR 2525/295

TAYLOR CODY L & SHARRON A L/E/
23324 FERNWOOD DRIVE
HILLIARD, FL 32046

2023

23-2N-23-0000-0013-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

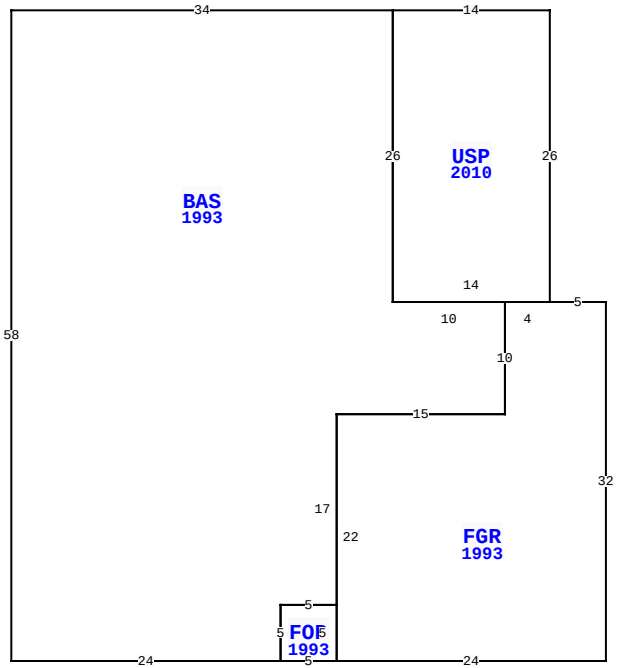
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	172,742
FGR	618	55	340	30,322
FOP	25	30	8	714
USP	364	30	109	9,721
TOTALS	2,944		2,394	213,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,394	109.6326	130.19	311,675	1974	1979	0	0	0	31.50	68.50

1 SNGL FAM – 100% - 2002 Heated Area: 1937 HX Base Yr 2002



23324 FERNWOOD DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		213,497
TOTAL MARKET OB/XF VALUE		21,450
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		264,947
SOH/AGL Deduction		126,767
ASSESSED VALUE		138,180
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,180
TOTAL JUST VALUE		264,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23606	XFOB	6,334	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0295	12/22/2021	WD	U	I	11	100
GRANTOR: TAYLOR CODY L & SHARR						
GRANTEE: TAYLOR LIVING TRUST						
1056/0523	5/17/2002	WD	U	I	07	100
GRANTOR: HOEFER FRED R						
GRANTEE: TAYLOR CODY L & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W5 USP=[YR=2010] N26 W14 BAS=[YR=1993] W34 S58 E24 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 N17 E15 N10 W10 N26$ S26 E14$ W4 S10 W15 S22 E24 N32$.

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	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	1980	1980	3	35	865	
3	1127	BRICK 8"	0	100	0	0	46.00	SF	11.00	11.00	100	1974	1974	3	66	334	
4	0510	GARAGE WD-	0	100	40	32	1,280.00	SF	35.00	35.00	100	2003	2003	3	36	16,128	
5	0811	CONCRETE B	0	100	24	32	768.00	SF	5.20	5.20	100	2003	2003	3	84	3,355	
7	0940	SHEDS/PORT	0	100	16	8	128.00	SF	30.00	30.00	100	2000	2000	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 21,450

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS