S1/2 OF NW1/4 LESS NE1/4
OF SE1/4 OF NW1/4
IN OR 2437/1685

YOUNG ROBERT S L/E/
18132 YOUNG DRIVE
HILLIARD, FL 32046

2023

23-4N-23-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

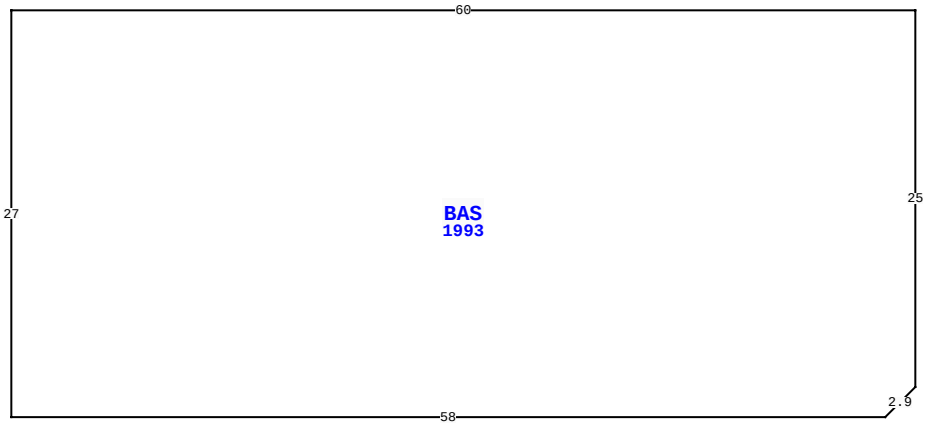
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,618	100	1,618	38,997
TOTALS	1,618		1,618	38,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,618	123.6000	80.34	129,990	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1618 HX Base Yr



18132 YOUNG DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,997
TOTAL MARKET OB/XF VALUE		5,960
TOTAL LAND VALUE - MARKET		200,240
TOTAL MARKET VALUE		78,380
SOH/AGL Deduction		44,017
ASSESSED VALUE		34,363
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,363
TOTAL JUST VALUE		245,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14768	ELEC OTHER	0	04/01/2005
M09602	OTHER	0	04/01/2005
P09338	OTHER	0	04/01/2005
Z981087	OTHER	0	11/01/1998
7847	MH MOVE-ON	21,000	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2437/1685	3/01/2021	QC	U	I	11	100
GRANTOR: YOUNG ROBERT S						
GRANTEE: GODWIN JACOB GLENN						
0691/0503	10/28/1993	QC	U	I	07	100
GRANTOR: ROYAL HENRY & JOANNE						
GRANTEE: YOUNG ROBERT & GLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E58 U2 R2 N25 $.

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	1989	1989	3	68	2,380	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1991	1991	3	20	2,800	
8	0350	CARPORT WD	0	100	20	15	300.00	SF	13.00	13.00	100	1995	1995	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 5,960

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	440.00	440.00	3,080							
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.96	AC		1.00	1.00	1.00	175.00	175.00	343							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	8.96	AC		1.00	1.00	1.00	19,000.00	19,000.00	170,240							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 9.96 Total Land Value: 33,423 Market: 170,240 Agricultural: 3,423 Common: 30,000 PRINTED 08/02/2023 BY SYS