NW1/4 OF SW1/4
W1/2 OF NE1/4 OF SW1/4
IN DB 251 PG 480

CLEMMONS GRACE
4930 GRACE LN
HILLIARD, FL 32046

2023

24-2N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

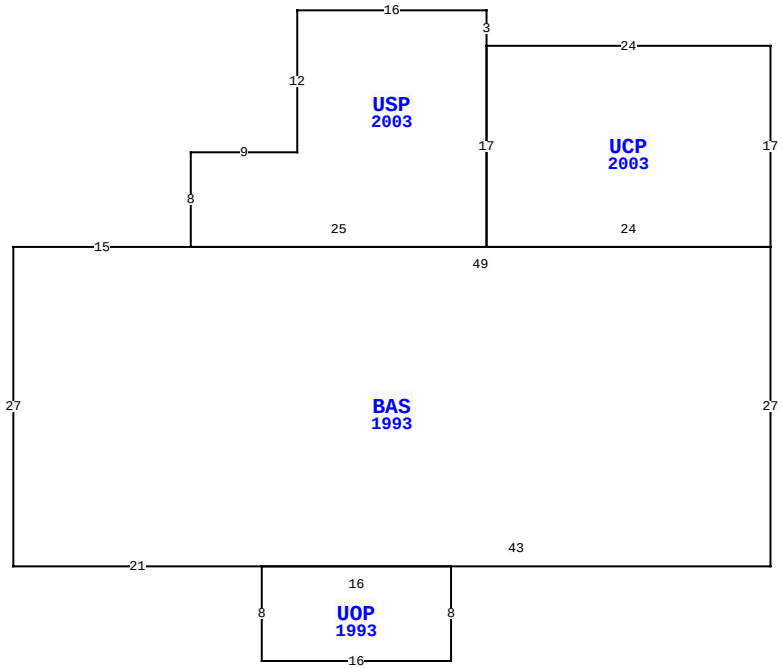
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	39,492
UCP	408	20	82	1,874
UOP	128	25	32	731
USP	392	50	196	4,479
TOTALS	2,656		2,038	46,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,038	117.2000	76.18	155,255	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1728 HX Base Yr



4930 GRACE LN, 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		46,576
TOTAL MARKET OB/XF VALUE		4,223
TOTAL LAND VALUE - MARKET		421,920
TOTAL MARKET VALUE		98,685
SOH/AGL Deduction		45,236
ASSESSED VALUE		53,449
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		23,449
TOTAL JUST VALUE		472,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2003] W24 USP=[YR=2003] N3 W16 S12 W9 S8
BAS=[YR=1993] W15 S27 E21 UOP=[YR=1993] S8 E16 N8 W16$ E43
N27 W49$ E25 N17$ S17 E24 N17$.

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	0681	POLE SHED	0	100	27	30	810.00	SF	15.00	15.00	100	1955	1955	3	20	2,430	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	2000	2000	3	20	511	
6	0300	BOAT DCK W	0	100	13	10	130.00	SF	20.00	20.00	100	2000	2000	3	29	754	
7	0940	SHEDS/PORT	0	100	10	6	60.00	SF	18.30	18.30	100	2004	2004	3	24	264	
8	0940	SHEDS/PORT	0	100	10	6	60.00	SF	18.30	18.30	100	2004	2004	3	24	264	

LAND DESCRIPTION

TOTAL OB/XF 4,223

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005930	A	TIMB SWAMP	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	50.00	50.00	500							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	28.99	AC		1.00	1.00	1.00	410.00	410.00	11,886							
4	005500	A	TIMBER 2 SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	550.00	550.00	5,500							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	48.99	AC		1.00	1.00	1.00	8,000.00	8,000.00	391,920							

REVIEW DATE 08/06/2018 BY TWX Total Acres: 49.99 Total Land Value: 47,886 Market: 391,920 Agricultural: 17,886 Common: 30,000 PRINTED 08/02/2023 BY SYS