

PT OF NW1/4 OF SW1/4 & PT OF
W1/2 OF OF NE1/4 OF SW1/4
PAR 2-1 IN OR 1103/1201

DEVRIK CHARLES M
4963 GRACE LANE
HILLIARD, FL 32046

2023

24-2N-23-0000-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 70
Interior Floo	10	TERRAZZO 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,235	100	2,235	161,659
FEP	374	80	299	21,627
FOP	240	30	72	5,208
UST	192	45	86	6,221

TOTALS	3,041		2,692	194,714
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	60	20	1,200.00	SF	9.75	9.75	100	1955
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1908
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1955
7	0812	CONCRETE C	0 100	0	0	1,065.00	SF	4.00	4.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.01	AC	
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC	
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	97.4400	87.94	236,734	1908	1980	0	0	17.75	82.25
1 SINGLE FAM - 100% - 2021 Heated Area: 2235 HX Base Yr											
4963 GRACE LN, HILLIARD											

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

TOTAL OB/XF											
7,572											

NASSAU COUNTY PROPERTY			
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6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		194,714	
TOTAL MARKET OB/XF VALUE		7,572	
TOTAL LAND VALUE - MARKET		201,300	
TOTAL MARKET VALUE		236,546	
SOH/AGL Deduction		0	
ASSESSED VALUE		236,546	
TOTAL EXEMPTION VALUE		13	236,546
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		403,586	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,716	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002363	REPAIR/RRF	8,700	03/17/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1103/1201	12/27/2002	WD	U	I	07	100	
GRANTOR: DEVRIK GRACIE & CHAR							
GRANTEE: DEVRIK CHARLES & G							
1090/0614	10/25/2002	WD	U	I	01	21,500	
GRANTOR: HOWELL GRACIE C							
GRANTEE: DEVRIK GRACIE & CH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W61 UST=[YR=1993] N12 W16 S12 E16\$ W16 S20 FEP=[YR=1993] S17 E22 FOP=[YR=1993] E30 N8 W30 S8\$ N17 W22\$ E22 S9 E30 S8 E25 N37 \$.											