



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	03	MASONRY 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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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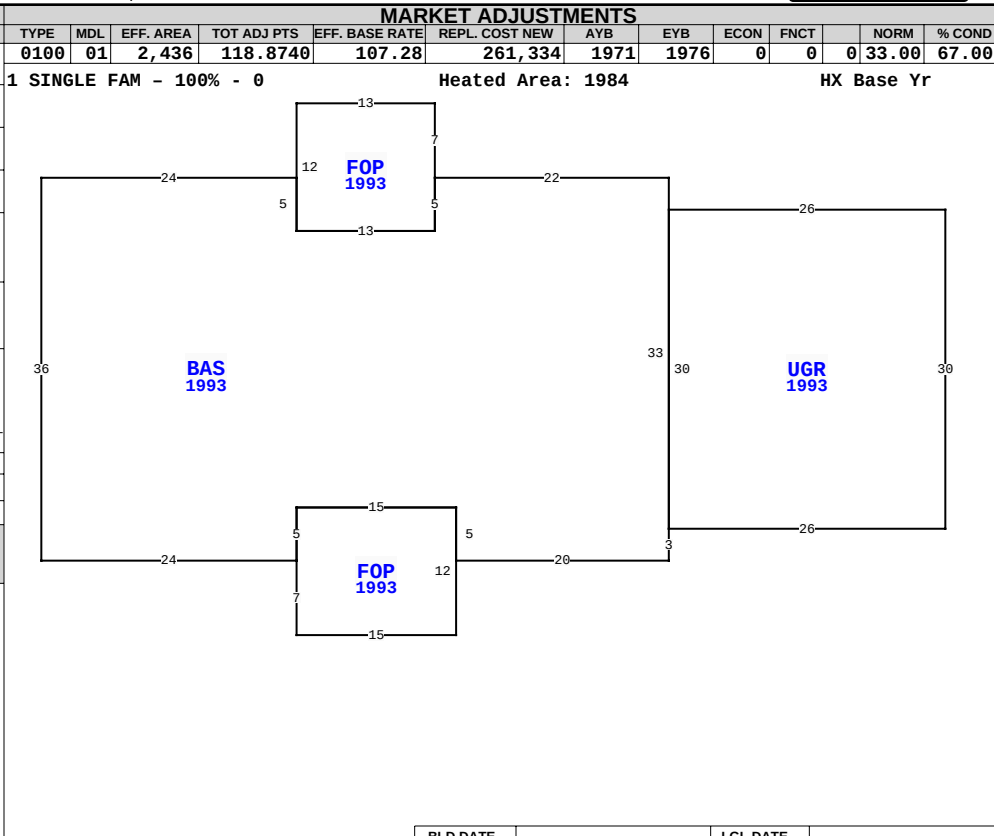
NEIGHBORHOOD/LOC	9003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	142,605
FOP	156	30	47	3,378
FOP	180	30	54	3,881
UGR	780	45	351	25,229

TOTALS	3,100		2,436	175,094
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	
5	0681	POLE SHED	0	100	24	29	
10	0937	WELL	0	0	0	0	
11	0936	SEPTC TANK	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	0004
RETURN DATE: 02/02/2020 BY: 101					



4810 BLACK JACK LN, HILLIARD	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/16/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
15,732											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				175,094	
TOTAL MARKET OB/XF VALUE				15,732	
TOTAL LAND VALUE - MARKET				97,470	
TOTAL MARKET VALUE				288,296	
SOH/AGL Deduction				130,352	
ASSESSED VALUE				157,944	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				107,944	
TOTAL JUST VALUE				288,296	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				234,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000622	DEMOLITION	2,499	01/17/2023
MH971890	MH MOVE-ON	0	08/01/1997
6735	ADDITION	1,361	09/12/1990
5689	XFOB	3,641	05/01/1989
7412	MH MOVE-ON	23,809	08/04/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0692/1486	11/22/1993	WD	U	I	10	53,000	
GRANTOR: MESSER KAY D							
GRANTEE: BARGER BENJAMIN & S							
0494/0569	7/29/1986	AA	U	I		53,000	
GRANTOR: GEIGER DAVID R & KAY							
GRANTEE: BARGER BENJAMIN F							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 FOP=[YR=1993] N7 W13 S12 E13 N5\$S5 W13 N5 W24 S36 E24 FOP=[YR=1993] S7 E15 N12 W15 S5\$ N5 E15 S5 E20 N3 UGR=[YR=1993] E26 N30 W26 S30\$ N33\$.											