SE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1442/1124
(EX PT IN OR 1525/1774,

THOMAS JAMES BARNEY & BRENDA H
5180 TATER PIE LANE
HILLIARD, FL 32046

2023

24-2N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

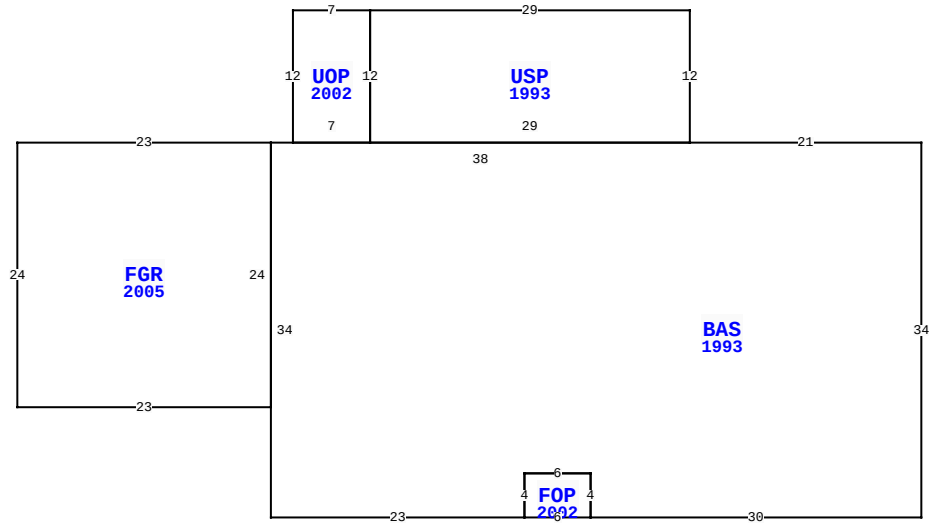
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,982	100	1,982	155,588
FGR	552	55	304	23,864
FOP	24	30	7	549
UOP	84	20	17	1,334
USP	348	30	104	8,164
TOTALS	2,990		2,414	189,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,414	106.7220	96.32	232,516	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1982 HX Base Yr



5180 TATER PIE 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		189,501
TOTAL MARKET OB/XF VALUE		7,631
TOTAL LAND VALUE - MARKET		58,800
TOTAL MARKET VALUE		255,932
SOH/AGL Deduction		119,148
ASSESSED VALUE		136,784
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,784
TOTAL JUST VALUE		255,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1594/1109	11/25/2008	WD	U	I	07	100
GRANTOR: THOMAS JAMES BARNEY &						
GRANTEE: THOMAS MICHAEL & AM						
1525/1782	9/18/2007	WD	U	V	07	100
GRANTOR: THOMAS JAMES B & BREN						
GRANTEE: PROCKO PAMELA & PET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=1993] N12 W29 UOP=[YR=2002] W7 S12 E7 N12 $ S12 E29 $ W38 FGR=[YR=2005] W23 S24 E23 N24 $ S34 E23 FOP=[YR=2002] E6 N4 W6 S4 $ N4 E6 S4 E30 N34 $.

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	1977	1977	3	42	1,470	
2	0940	SHEDS/PORT	0	100	0	0	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
5	0811	CONCRETE B	0	100	0	0	685.00	SF	5.20	5.20	100	1980	1980	3	35	1,247	
6	0825	BRICK	0	100	0	0	432.00	SF	12.50	12.50	100	1980	1980	3	75	4,050	

LAND DESCRIPTION

TOTAL OB/XF 7,631

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							
2	000115	C	SFR ACRES	100	0007		0.00	0.00	0.96	AC		1.00	1.00	1.00	30,000.00	30,000.00	28,800							

REVIEW DATE 08/03/2018 BY TWX Total Acres: 1.96 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 08/02/2023 BY SYS