

PT OF E1/2 OF SW1/4 OF SE1/4  
A/K/A E1/2 OF LOT 15  
IN OR 483 PG 114

BRANNAN KENNETH LEE  
28092 TEMPEST TRAIL  
HILLIARD, FL 32046-8255

2023

25-4N-23-0000-0003-0010



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 05 AVERAGE 100    |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 70      |
| Interior Floo            | 08 SHT VINYL 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 2 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 04 DIST 01 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 01 Quality Level 01 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 09 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,288            | 100         | 1,288        | 126,192              |
| BAS       | 99               | 100         | 99           | 9,700                |
| BAS       | 572              | 100         | 572          | 56,041               |
| FOP       | 99               | 30          | 30           | 2,940                |
| FSP       | 322              | 40          | 129          | 12,639               |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,380 | 2,118 | 207,511 |
|--------|-------|-------|---------|

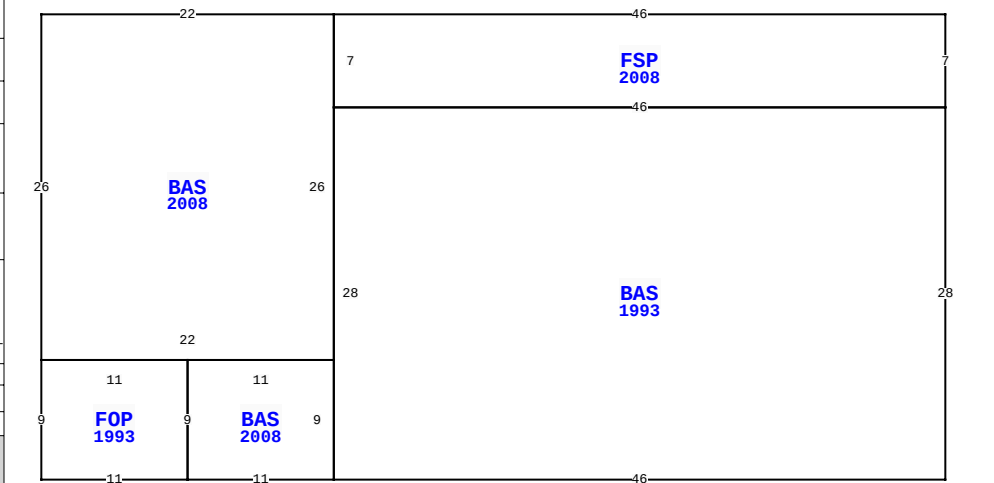
#### EXTRA FEATURES

| L N | 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       | 1985    | 1985        | 3 | 60     | 2,100           |       |
| 3   | 0811       | CONCRETE B  | 0   | 100 | 21 | 35 | 735.00 | SF | 5.20     | 5.20           | 100       | 1985    | 1985        | 3 | 49.5   | 1,892           |       |
| 7   | 0510       | GARAGE WD-  | 0   | 100 | 24 | 30 | 720.00 | SF | 35.00    | 35.00          | 100       | 2008    | 2008        | 3 | 56     | 14,112          |       |
| 8   | 0680       | POLE SHED   | 0   | 100 | 12 | 30 | 360.00 | SF | 10.00    | 10.00          | 100       | 2008    | 2008        | 3 | 56     | 2,016           |       |
| 9   | 0680       | POLE SHED   | 0   | 100 | 12 | 30 | 360.00 | SF | 10.00    | 10.00          | 100       | 2008    | 2008        | 3 | 56     | 2,016           |       |
| 10  | 0681       | POLE SHED   | 0   | 100 | 16 | 16 | 256.00 | SF | 15.00    | 15.00          | 100       | 2005    | 2005        | 3 | 44     | 1,690           |       |
| 11  | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 18 | 216.00 | SF | 20.10    | 20.10          | 100       | 2005    | 2005        | 3 | 27     | 1,172           |       |
| 12  | 0681       | POLE SHED   | 0   | 100 | 10 | 18 | 180.00 | SF | 15.00    | 15.00          | 100       | 2005    | 2005        | 3 | 44     | 1,188           |       |
| 13  | 0680       | POLE SHED   | 0   | 100 | 13 | 18 | 234.00 | SF | 10.00    | 10.00          | 100       | 2005    | 2005        | 3 | 44     | 1,030           |       |
| 14  | 9000       | CONTANR 20  | 0   | 100 | 0  | 0  | 1.00   | UT | 1,000.00 | 1,000.00       | 100       | 2005    | 2005        | 3 | 100    | 1,000           |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0006 | OR       | 0.00  | 0.00  | 4.92        | AC        |     | 1.00     | 1.00   | 1.00    | 25,000.00  | 25,000.00      | 123,000    |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS    |     |           |             |                |                |      |      |      |      |   |       |        | NASSAU COUNTY PROPERTY |  | PAGE 1 of 1 | 4 |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|------------------------|--|-------------|---|
| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND | VALUATION SUMMARY      |  |             |   |
| 0900                  | 01  | 2,118     | 93.4920     | 111.02         | 235,140        | 1985 | 1998 | 0    | 0    | 0 | 11.75 | 88.25  | STANDARD               |  |             |   |
| 1 SNGL FAM - 100% - 0 |     |           |             |                |                |      |      |      |      |   |       |        | Heated Area: 1959      |  |             |   |
|                       |     |           |             |                |                |      |      |      |      |   |       |        | HX Base Yr             |  |             |   |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/16/2023 |
| INC DATE |  | AG DATE   | MLU        |

28092 TEMPEST TRL, HILLIARD

| VALUATION BY              |       | STANDARD  |         |
|---------------------------|-------|-----------|---------|
| Tax Group: 4              |       | Tax Dist: |         |
| BUILDING MARKET VALUE     |       |           | 207,511 |
| TOTAL MARKET OB/XF VALUE  |       |           | 28,216  |
| TOTAL LAND VALUE - MARKET |       |           | 123,000 |
| TOTAL MARKET VALUE        |       |           | 358,727 |
| SOH/AGL Deduction         |       |           | 197,160 |
| ASSESSED VALUE            |       |           | 161,567 |
| TOTAL EXEMPTION VALUE     | HX HB |           | 50,000  |
| BASE TAXABLE VALUE        |       |           | 111,567 |
| TOTAL JUST VALUE          |       |           | 358,727 |
| NCON VALUE                |       |           | 0       |
| INCOME VALUE              |       |           |         |
| PREVIOUS YEAR MKT VALUE   |       |           | 281,574 |

| PERMIT NUM | DESCRIPTION   | AMT   | ISSUED     |
|------------|---------------|-------|------------|
| R1615577   | REPAIR/RRF    | 4,000 | 12/01/2016 |
| B21475     | 48X30 AG BARN | 0     | 05/01/2008 |

| SALES DATA        |           |           |     |     |            |
|-------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 0483/0114         | 2/01/1986 | WD U      | I   |     |            |
|                   |           |           |     |     | SALE PRICE |
|                   |           |           |     |     | 41,000     |

|          |  |
|----------|--|
| GRANTOR: |  |
| GRANTEE: |  |

#### BUILDING NOTES

| BUILDING DIMENSIONS                                           |  |
|---------------------------------------------------------------|--|
| FSP=[YR=2008] W46 BAS=[YR=2008] W22 S26 FOP=[YR=1993] S9 E11  |  |
| BAS=[YR=2008] E11 BAS=[YR=1993] E46 N28 W46 S28\$ N9 W11 S9\$ |  |
| N9 W11\$ E22 N26\$ S7 E46 N7\$.                               |  |