PT OF E1/2 OF SW1/4 OF SE1/4
IN OR 1398/1383

STONE CHERYL A
28063 POTOCHNK RD
HILLIARD, FL 32046

2023

25-4N-23-0000-0003-0040

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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

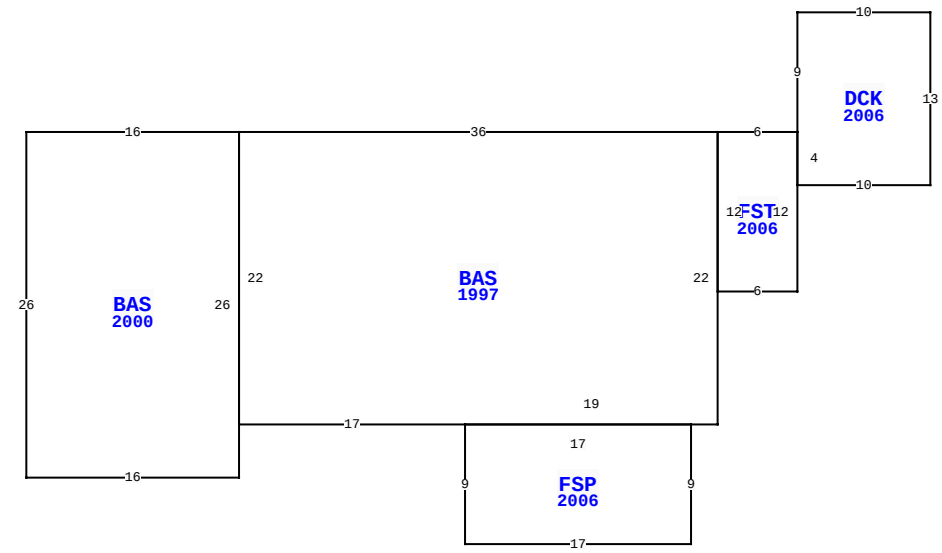
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	65,634
BAS	416	100	416	34,474
DCK	130	10	13	1,077
FSP	153	40	61	5,055
FST	72	55	40	3,315
TOTALS	1,563		1,322	109,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	113.3600	102.31	135,254	1960	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1208 HX Base Yr 2007



28063 POTOCHNIK RD, HILLIARD

BLD DATE	02/02/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,556
TOTAL MARKET OB/XF VALUE		5,553
TOTAL LAND VALUE - MARKET		67,800
TOTAL MARKET VALUE		182,909
SOH/AGL Deduction		96,747
ASSESSED VALUE		86,162
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,162
TOTAL JUST VALUE		182,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996418	ADDITION	24,500	10/01/1999
B963549	NEW CONSTR	29,432	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1383	3/24/2006	WD	Q	I		132,000
GRANTOR: HURST SUSAN						
GRANTEE: STONE CHERYL A						
1272/1747	11/10/2004	WD	Q	I		121,900
GRANTOR: MCCOOK LISA G BRANNAN						
GRANTEE: HURST SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W10S9FST=[YR=2006] W6 BAS=[YR=1997] W36
BAS=[YR=2000] W16 S26 E16 N26$ S22 E17 FSP=[YR=2006] S9 E17
N9 W17 $ E19 N22 $ S12 E6 N12 $S4E10N13$.

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	0510	GARAGE WD-	0	100	25	26	650.00	SF	17.50	17.50	100	1970	1970	3	20	2,275	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1997	1997	3	20	600	
4	0681	POLE SHED	0	100	25	8	200.00	SF	15.00	15.00	100	2005	2005	3	44	1,320	
5	0350	CARPORT WD	0	100	10	9	90.00	SF	13.00	13.00	100	2000	2000	3	20	234	
6	0940	SHEDS/PORT	0	100	12	9	108.00	SF	21.30	21.30	100	2004	2004	3	24	552	
7	1242	WD DECK A	0	100	22	13	286.00	SF	10.00	10.00	100	1998	1998	3	20	572	

LAND DESCRIPTION

TOTAL OB/XF 5,553

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		0.00	0.00	2.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	67,800							

REVIEW DATE 09/17/2018 BY TWA Total Acres: 2.26 Total Land Value: 67,800 Market: 0 Agricultural: 0 Common: 67,800 PRINTED 08/02/2023 BY SYS