N1/2 OF NE1/4 OF SW1/4
IN OR 1819/1981
EX 6-1

RICKETSON SHARON ANN/LEE KAREN DENISE ET AL
1845 BROKEN ARROW RD
HILLIARD, FL 32046

2023

27-4N-23-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	08	SHT VINYL 60
Interior Floo	09	PINE WOOD 40
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

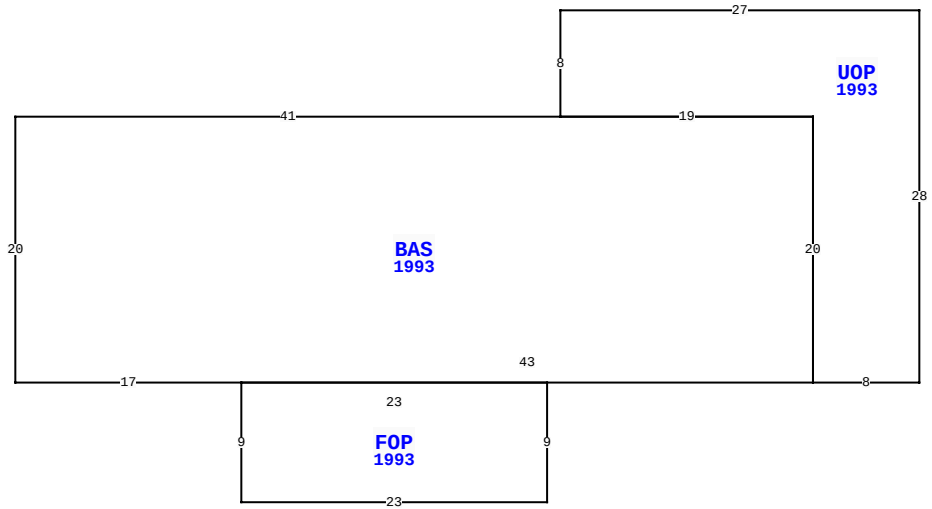
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	84,555
FOP	207	30	62	4,369
UOP	376	20	75	5,285
TOTALS	1,783		1,337	94,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	101.4000	91.51	122,349	1959	1959	0	0	0	23.00	77.00

1 SINGLE FAM – 63% - 2013 Heated Area: 1200 HX Base Yr 2013



1845 BROKEN ARROW RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,452
TOTAL MARKET OB/XF VALUE		936
TOTAL LAND VALUE - MARKET		190,570
TOTAL MARKET VALUE		304,958
SOH/AGL Deduction		144,173
ASSESSED VALUE		160,785
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		110,785
TOTAL JUST VALUE		304,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951167	H/AC	0	06/01/1995
9107	MH MOVE-ON	14,505	11/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1653	4/27/2022	FJ	U	I	11	100
GRANTOR: RICKETSON HARVEY C ES						
GRANTEE: RICKETSON SHARON,KA						
1819/1981	10/18/2012	WD	U	I	30	100
GRANTOR: RICKETSON HARVEY C						
GRANTEE: RICKETSON HARVEY C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W27S8BAS=[YR=1993] W41S20 E17 FOP=[YR=1993] S9 E23 N9 W23 $ E43 N20 W19 $ E19 S20 E8 N28 $.

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	0350	CARPORT WD	0	63	24	30	720.00	SF	6.50	6.50	100	1940	1940	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 936

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	000100	C	SFR	63	0005	OR	0.00	0.00	10.03	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,570							

REVIEW DATE 06/05/2018 BY TWA Total Acres: 10.03 Total Land Value: 190,570 Market: 0 Agricultural: 0 Common: 190,570 PRINTED 08/02/2023 BY SYS

N1/2 OF NE1/4 OF SW1/4
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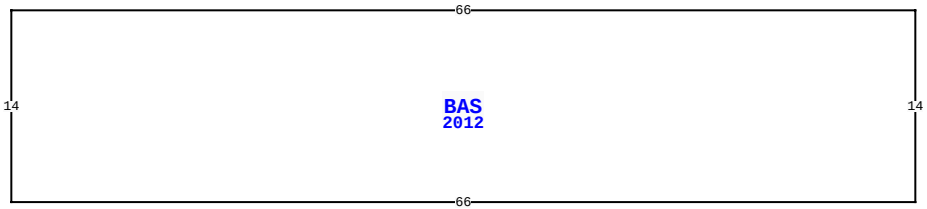
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,243
TOTALS	924		924	19,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	106.8000	69.42	64,144	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 63% - 2013 Heated Area: 924 HX Base Yr 2013



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1845 BROKEN ARROW RD, HILLIARD

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

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2018 BY TWA Total Acres: 10.03 Total Land Value: 190,570 Market: 0 Agricultural: 0 Common: 190,570 PRINTED 08/02/2023 BY SYS