PT OF SE1/4
IN OR 1193/173

NETTLES CARLTON L & PAULA R
18174 BROKEN ARROW ROAD
HILLIARD, FL 32046

2023

27-4N-23-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

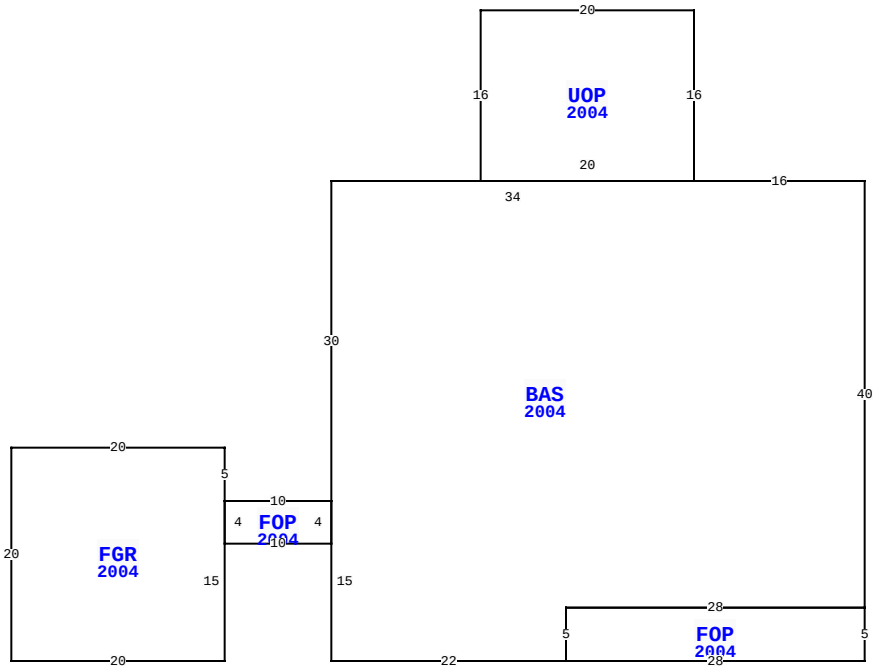
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,110	100	2,110	218,183
FGR	400	55	220	22,749
FOP	40	30	12	1,241
FOP	140	30	42	4,343
UOP	320	20	64	6,618
TOTALS	3,010		2,448	253,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	95.1678	113.01	276,648	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 2110 HX Base Yr 2007



18174 BROKEN ARROW RD, HILLIARD

BLD DATE		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		271,949
TOTAL MARKET OB/XF VALUE		3,562
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		335,511
SOH/AGL Deduction		174,117
ASSESSED VALUE		161,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,394
TOTAL JUST VALUE		335,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010355	GARAGE	55,448	10/27/2020
B0412698	NEW CONSTR	140,494	01/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0173	12/04/2003	QC	U	V	01	100

GRANTOR: RICKETSON HARVEY & HE

GRANTEE: NETTLES CARLTON L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 UOP=[YR=2004] N16 W20 S16 E20 $ W34 S30
FOP=[YR=2004] W10 FGR=[YR=2004] N5 W20 S20 E20 N15 $ S4 E10
N4 $ S15 E22 FOP=[YR=2004] E28 N5 W28 S5 $ N5 E28 N40 $.

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	2004	2004	3	89	3,115	
2	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	2004	2004	3	86	447	

LAND DESCRIPTION

TOTAL OB/XF 3,562

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/07/2021 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

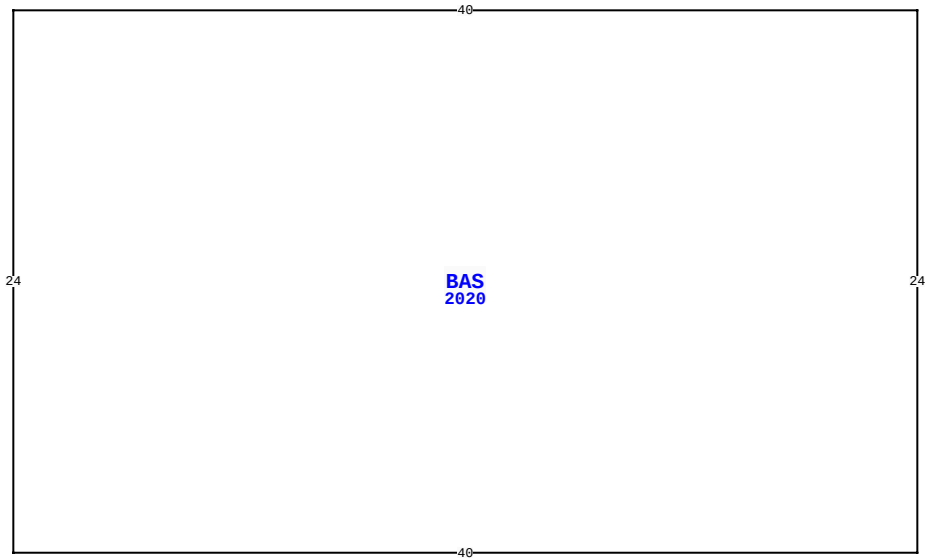
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	18,816
TOTALS	960		960	18,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	20.00	19,200	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2007 Heated Area: 960 HX Base Yr 2007



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GRANTOR: RICKETSON HARVEY & HE
GRANTEE: NETTLES CARLTON L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S24 E40 N24$.

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

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 01/07/2021 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS