NW1/4 OF SW1/4 & W1/2 OF SW1/4
OF SW1/4 1987 WEST SW/MH
PARCELS 4-2 & 6

TAYLOR BYRON JAMES
31815 KNIGHT ROAD
HILLIARD, FL 32046

2023

28-4N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

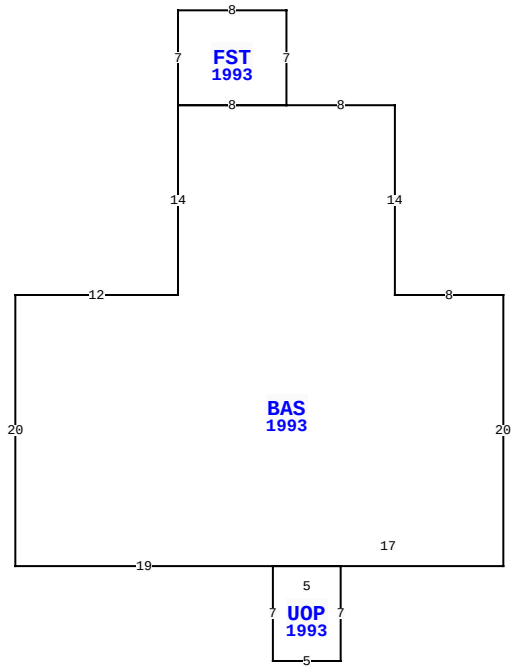
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	944	100	944	69,912
FST	56	55	31	2,296
UOP	35	20	7	518
TOTALS	1,035		982	72,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	982	101.0000	91.15	89,509	1960	1975	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2015 Heated Area: 944 HX Base Yr 2015



31815 KNIGHT RD, HILLIARD

BLD DATE	04/15/2015	MF	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,987
TOTAL MARKET OB/XF VALUE		10,094
TOTAL LAND VALUE - MARKET		313,680
TOTAL MARKET VALUE		168,264
SOH/AGL Deduction		54,353
ASSESSED VALUE		113,911
TOTAL EXEMPTION VALUE	HX HB	42,064
BASE TAXABLE VALUE		71,847
TOTAL JUST VALUE		409,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/0138	5/11/2010	QC	U	I	11	100
GRANTOR: TAYLOR DORIS ANN KNIG						
GRANTEE: TAYLOR BYRON JAMES						
0559/0789	12/22/1988	WD	U	I	01	100
GRANTOR: TAYLOR DORIS KNIGHT						
GRANTEE: TAYLOR B J & DORIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FST=[YR=1993] N7 W8 S7 E8 $ W8 S14 W12 S20 E19 UOP=[YR=1993] S7 E5 N7 W5$ E17 N20 W8 N14$.

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
3	0940	SHEDS/PORT	0	100	9	11	99.00	SF	20.10	20.10	100	1975	1975	3	20	398	
4	0681	POLE SHED	0	100	32	24	768.00	SF	15.00	15.00	100	1980	1980	3	20	2,304	
5	0200	BARN WD 0-	0	100	32	24	768.00	SF	20.00	20.00	100	2004	2004	3	40	6,144	
6	0681	POLE SHED	0	100	32	13	416.00	SF	15.00	15.00	100	1985	1985	3	20	1,248	

LAND DESCRIPTION

TOTAL OB/XF 10,094

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	28.23	AC		1.00	1.00	1.00	410.00	410.00	11,574							
4	005902	A	HARDWOOD SI	0			0.00	0.00	3.48	AC		1.00	1.00	1.00	175.00	175.00	609							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	31.71	AC		1.00	1.00	1.00	8,000.00	8,000.00	253,680							

REVIEW DATE 06/07/2021 BY TWA Total Acres: 33.71 Total Land Value: 72,183 Market: 253,680 Agricultural: 12,183 Common: 60,000 PRINTED 08/02/2023 BY SYS

NW1/4 OF SW1/4 & W1/2 OF SW1/4
OF SW1/4 1987 WEST SW/MH
PARCELS 4-2 & 6

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HILLIARD, FL 32046

2023

28-4N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

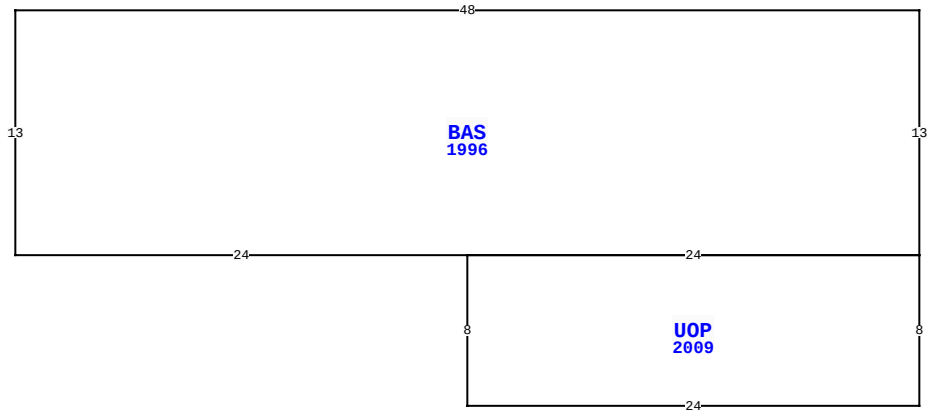
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	12,314
UOP	192	25	48	947
TOTALS	816		672	13,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	101.2000	65.78	44,204	1987	1987	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2015 Heated Area: 624 HX Base Yr 2015



31815 KNIGHT RD, HILLIARD

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XF DATE			LAND DATE		
INC DATE			AG DATE		

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: TAYLOR BYRON JAMES						
0559/0789	12/22/1988	WD	U	I	01	100
GRANTOR: TAYLOR DORIS KNIGHT						
GRANTEE: TAYLOR B J & DORIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S13 E24 UOP=[YR=2009] S8 E24 N8 W24 $ E24 N13 $.

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 06/07/2021 BY TWA Total Acres: 33.71 Total Land Value: 72,183 Market: 253,680 Agricultural: 12,183 Common: 60,000 PRINTED 08/02/2023 BY SYS