

SW1/4 OF SE1/4 &
NW1/4 OF SE1/4 &
PT OF NW1/4 OF NE1/4 OF SE1/4

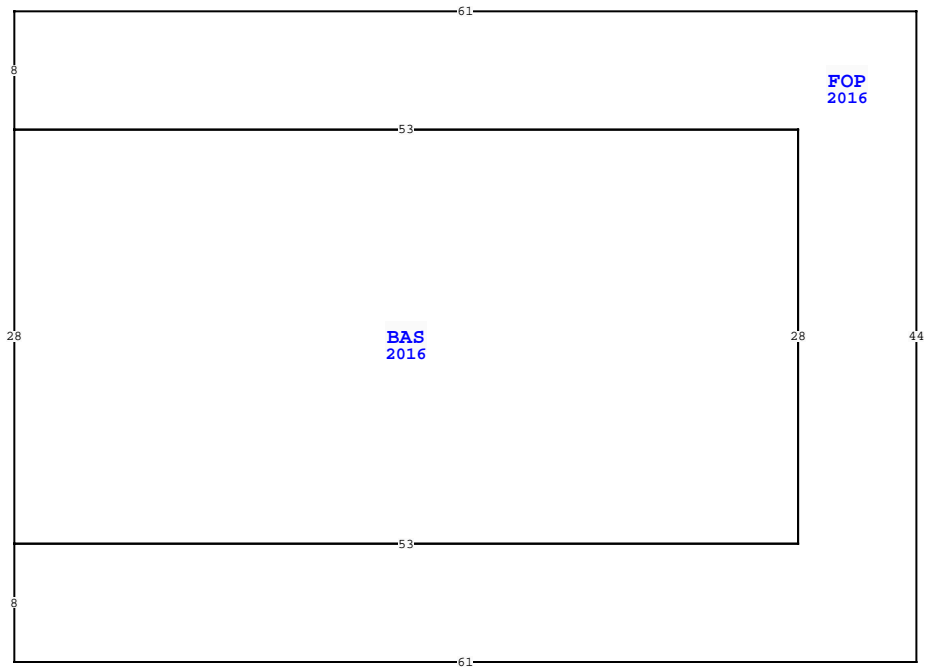
GATLIN CHRISTY L
31349 MAGIC HOLLOW DRIVE
HILLIARD, FL 32046

2023

28-4N-23-0000-0007-0000

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	11	BD/BTN	AVG	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		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	
BUD8 Adjustme	04	DIST	01	100	
Occupancy	00	NONE		100	
Quality	01	Quality Level		01	
DOR CODE	5000	IMPROVED		AG	
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,484	100	1,484	180,611	
FOP	1,200	30	360	43,814	
TOTALS	2,684		1,844	224,426	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,844	105.6600	125.47	231,367	2016	2016	0	0	3.00	97.00	
1 SNGL FAM - 100% - 2019 Heated Area: 1484 HX Base Yr 2019												



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		224,426	
TOTAL MARKET OB/XF VALUE		21,936	
TOTAL LAND VALUE - MARKET		470,000	
TOTAL MARKET VALUE		308,617	
SOH/AGL Deduction		93,235	
ASSESSED VALUE		215,382	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		165,382	
TOTAL JUST VALUE		716,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006627	CO ISSUED	0	06/21/2019
B1631611	CO ISSUED	0	08/01/2016
B1631611	NEW CONSTR	193,597	02/01/2016
MH98	MH MOVE-ON	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1515	3/25/2014	WD	U	I	30	138,700
GRANTOR: LLOYD R B						
GRANTEE: GATLIN CHRISTY L						
1836/0330	1/18/2013	LE	U	I	11	100
GRANTOR: LLOYD R B						
GRANTEE: LLOYD JIMMIE DEAN &						

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
3	0680	POLE SHED	0	100	48	35		10.00	10.00	100	2003	2003	3	36	6,048	
4	0681	POLE SHED	0	100	48	15		15.00	15.00	100	2003	2003	3	36	3,888	
6	0937	WELL	0	100	0	0		6,000.00	6,000.00	100	2019	2019	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0		6,000.00	6,000.00	100	2019	2019	3	100	6,000	
TOTALS													21,936			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	005600	A	TIMBER 3 SI	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	410.00	410.00	12,300								
3	005902	A	HARDWOOD SI	0			0.00	0.00	21.00	AC		1.00	1.00	1.00	175.00	175.00	3,675								
4	006005	A	PAST/GRAZE	0			0.00	0.00	37.00	AC		1.00	1.00	1.00	440.00	440.00	16,280								
5	009910	M	MKT.VAL.AG	0			0.00	0.00	88.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	440,000								