PT OF SW1/4 OF NW1/4 LIES
E'LY OF MIDDLE RD
IN OR 698 PG 1782

GENTRY RANDAL B/GENTRY MARY A
48137 THREE CEDAR PLACE
HILLIARD, FL 32046

2023

28-4N-25-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

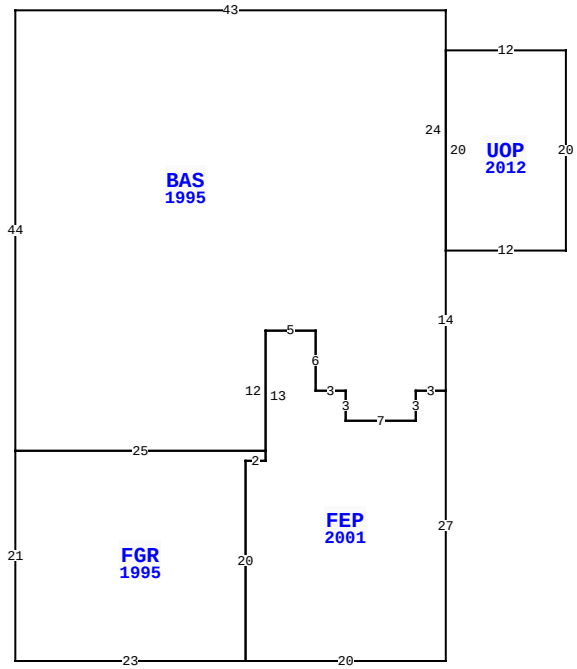
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100	1,775	133,686
FEP	535	80	428	32,235
FGR	485	55	267	20,109
UOP	240	20	48	3,615
TOTALS	3,035		2,518	189,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	104.6400	94.44	237,800	1995	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1775 HX Base Yr 1996



48137 THREE CEDAR PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,646
TOTAL MARKET OB/XF VALUE		12,398
TOTAL LAND VALUE - MARKET		103,950
TOTAL MARKET VALUE		305,994
SOH/AGL Deduction		139,043
ASSESSED VALUE		166,951
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		111,951
TOTAL JUST VALUE		305,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985415	XFOB	9,072	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0698/1782	2/23/1994	QC	U	V	01	100

GRANTOR: GENTRY ROBT & MARY

GRANTEE: GENTRY RANDAL & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W43 S44 FGR=[YR=1995] S21 E23 FEP=[YR=2001] E20 N27 W3 S3 W7 N3 W3 N6 W5 S13 W2 S20$ N20 E2 N1 W25$ E25 N12 E5 S6 E3 S3 E7 N3 E3 N14 UOP=[YR=2012] E12 N20 W12 S20$ N24$.

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	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	1995	1995	3	20	160	
2	0812	CONCRETE C	0	100	0	0	1,067.00	SF	4.00	4.00	100	1995	1995	3	72	3,073	
3	0351	CARPORT MT	0	100	48	42	2,016.00	SF	10.00	10.00	100	1998	1998	3	20	4,032	
5	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	2001	2001	3	82	2,354	
6	0802	ASPHALT B	0	100	0	0	770.00	SF	2.40	2.40	100	2011	2011	3	70	1,294	
7	0940	SHEDS/PORT	0	100	9	10	90.00	SF	30.00	30.00	100	2011	2011	3	55	1,485	

LAND DESCRIPTION

TOTAL OB/XF 12,398

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	0006	OR	0.00	0.00	2.97	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,950							

REVIEW DATE 07/28/2017 BY KB Total Acres: 2.97 Total Land Value: 103,950 Market: 0 Agricultural: 0 Common: 103,950 PRINTED 08/02/2023 BY SYS