PT OF GOVT LOT 5
IN SEC 32-3N-23E
IN OR 1069/1983

LOVETT SHARON P
16010 LOVETT LN
HILLIARD, FL 32046

2023

32-3N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

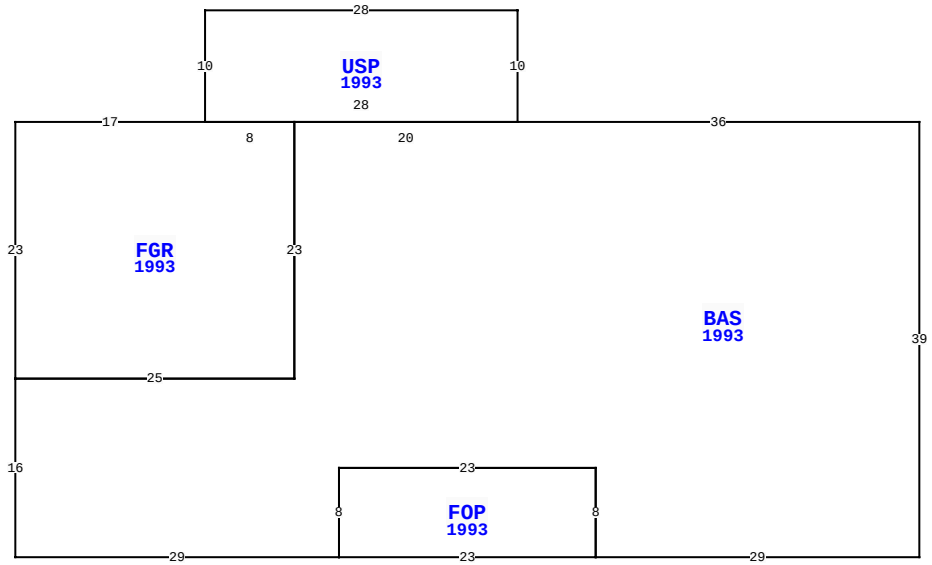
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,400	100	2,400	228,251
FGR	575	55	316	30,053
FOP	184	30	55	5,231
USP	280	30	84	7,989
TOTALS	3,439		2,855	271,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,855	96.7824	114.93	328,125	1989	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2002 Heated Area: 2400 HX Base Yr 2002



16010 LOVETT LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,523
TOTAL MARKET OB/XF VALUE		10,666
TOTAL LAND VALUE - MARKET		163,000
TOTAL MARKET VALUE		315,119
SOH/AGL Deduction		163,763
ASSESSED VALUE		151,356
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		96,356
TOTAL JUST VALUE		445,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007421	NEW METAL ROOF	17,850	06/08/2021
M1217674	H/AC	0	10/01/2012
6872	XFOB	8,568	11/29/1990
2831	H/AC	2,700	12/06/1988
5551	NEW CONSTR	1,900	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1069/1983	7/22/2002	WD	U	I	07	100
GRANTOR: BROWN WILLIAM & DELOR						
GRANTEE: LOVETT ROBERT & SHA						
1031/0270	1/15/2002	WD	Q	I		200,000
GRANTOR: BROWN WILLIAM R & DEL						
GRANTEE: LOVETT ROBERT C & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 USP=[YR=1993] N10 W28 S10 FGR=[YR=1993] W17 S23 E25 N23 W8 $E28$ W20S23W25S16E29 FOP=[YR=1993] E23 N8 W23 S8$ N8 E23 S8 E29 N39$.

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	1989	1989	3	68	2,380	
2	0510	GARAGE WD-	0	100	28	18	504.00	SF	35.00	35.00	100	1991	1991	3	20	3,528	
3	0812	CONCRETE C	0	100	0	0	1,416.00	SF	4.00	4.00	100	2003	2003	3	84	4,758	

LAND DESCRIPTION

TOTAL OB/XF 10,666

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	0007	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	5.00	AC		1.00	1.00	1.00	410.00	410.00	2,050							
3	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	440.00	440.00	880							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000							

REVIEW DATE 12/07/2021 BY TWX Total Acres: 8.00 Total Land Value: 32,930 Market: 133,000 Agricultural: 2,930 Common: 30,000 PRINTED 08/02/2023 BY SYS