

LIBBY ROSS E JR TRUST/LIBBY ROSS E TRUSTEE
47944 TURKEY TOWN LN
HILLIARD, FL 32046

32-4N-25-0000-0005-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY																		
Exterior Wall		08	WD ON PLY 100							0100	01	2,119	78.7920	71.11	150,682	1945	1980	0	0	28.50	71.50	VALUATION BY		STANDARD															
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 0										Heated Area: 2036										Tax Group: 4		Tax Dist:							
Roof Cover		02	COMP SHNGL 100																											BUILDING MARKET VALUE		117,344							
Interior Wall		02	WALL BD/WD 80																											TOTAL MARKET OB/XF VALUE		6,424							
Interior Wall		05	DRYWALL 20																											TOTAL LAND VALUE - MARKET		301,000							
Interior Floo		09	PINE WOOD 80																											TOTAL MARKET VALUE		168,028							
Interior Floo		08	SHT VINYL 20																											SOH/AGL Deduction		84,060							
Air Condition		03	CENTRAL 100																											ASSESSED VALUE		83,968							
Heating Type		04	AIR DUCTED 100																											TOTAL EXEMPTION VALUE		HX HB		49,490					
Bedrooms			3 100																											BASE TAXABLE VALUE		34,478							
Bathrooms			1.5 100																											TOTAL JUST VALUE		424,768							
Frame		02	WOOD FRAME 100																											NCON VALUE		0							
Stories		1.	1. 100																											INCOME VALUE									
Units			0 100																											PREVIOUS YEAR MKT VALUE		136,997							
BUD8 Adjustme		04	DIST 01 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA				05																																
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,916	100	1,916	97,417																																			
BAS	120	100	120	6,101																																			
FOP	260	30	78	3,966																																			
FOP	16	30	5	255																																			
TOTALS		2,312		2,119	107,738																																		
EXTRA FEATURES										47944 TURKEY TOWN LN, HILLIARD										BLD DATE				LGL DATE		05/19/2023		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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																							
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1987	1987	3	20	1,152																								
4	0681	POLE SHED	0 100	0	0	1,000.00	SF	15.00	15.00	100	1970	1970	3	20	3,000																								
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1945	1945	3	20	400																								
8	0825	BRICK	0 100	40	3	120.00	SF	12.50	12.50	100	2000	2000	3	94	1,410																								
9	0751	UOP	0 0	7	15	105.00	SF	10.00	10.00	100	2005	2005	3	44	462																								
LAND DESCRIPTION										TOTAL OB/XF										6,424																			
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															
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	550.00	550.00	7,150																						
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	440.00	440.00	1,760																						
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350																						
5	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000																						
REVIEW DATE		06/11/2021		BY		KBA		Total Acres: 20.00		Total Land Value: 44,260		Market: 266,000		Agricultural: 9,260		Common: 35,000		PRINTED 08/02/2023 BY SYS																					

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