W1/2 OF GOVT LOT 4
IN OR 983/1131 & OR 991/1410
EX 2-1 THRU 2-6 &

TOMLINSON ROBERT H L/E/TOMLINSON FRANK ET AL
24277 TUGGLE ROAD
HILLIARD, FL 32046-6021

2023

33-3N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

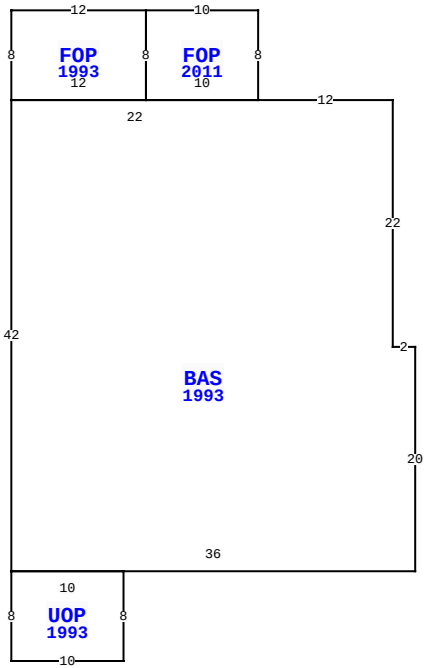
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100	1,468	88,117
FOP	96	30	29	1,741
FOP	80	30	24	1,441
UOP	80	20	16	960
TOTALS	1,724		1,537	92,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	92.0550	83.08	127,694	1900	1940	0	0	0	27.75	72.25

1 SINGLE FAM – 100% - 0 Heated Area: 1468 HX Base Yr



24277 TUGGLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,259
TOTAL MARKET OB/XF VALUE		6,609
TOTAL LAND VALUE - MARKET		141,740
TOTAL MARKET VALUE		240,608
SOH/AGL Deduction		193,548
ASSESSED VALUE		47,060
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,060
TOTAL JUST VALUE		240,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/1410	6/13/2001	ED	U	I	18	100
GRANTOR: TOMLINSON MILLIE HEIR						
GRANTEE: TOMLINSON ROBERT H						
0983/1131	4/27/2001	PR	U	I	01	0
GRANTOR: FREEMAN MARY M (PR)						
GRANTEE: TOMLINSON ROBERT H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12FOP=[YR=2011] N8W10 FOP=[YR=1993] W12 S8 E12N8$S8E10$ W22 S42 UOP=[YR=1993] S8 E10 N8W10$ E36 N20 W2 N22$.

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	0351	CARPORT MT	0	100	10	30	300.00	SF	10.00	10.00	100	1980	1980	3	20	600	
2	0201	BARN WD 10	0	100	36	34	1,224.00	SF	17.00	17.00	100	1955	1955	3	20	4,162	
3	0681	POLE SHED	0	100	36	19	684.00	SF	11.25	11.25	100	1995	1995	3	24	1,847	

LAND DESCRIPTION

TOTAL OB/XF 6,609

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	0005	OR	0.00	0.00	7.46	AC		1.00	1.00	1.00	19,000.00	19,000.00	141,740							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.46 Total Land Value: 141,740 Market: 0 Agricultural: 0 Common: 141,740 PRINTED 08/02/2023 BY SYS