PT GOVT LOT 4 OF SEC 33-3N-23E
IN OR 1034/109

FARRIS EVA G
24422 TUGGLE ROAD
HILLIARD, FL 32046

2023

33-3N-23-0000-0002-0070

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	04	PLYWOOD 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

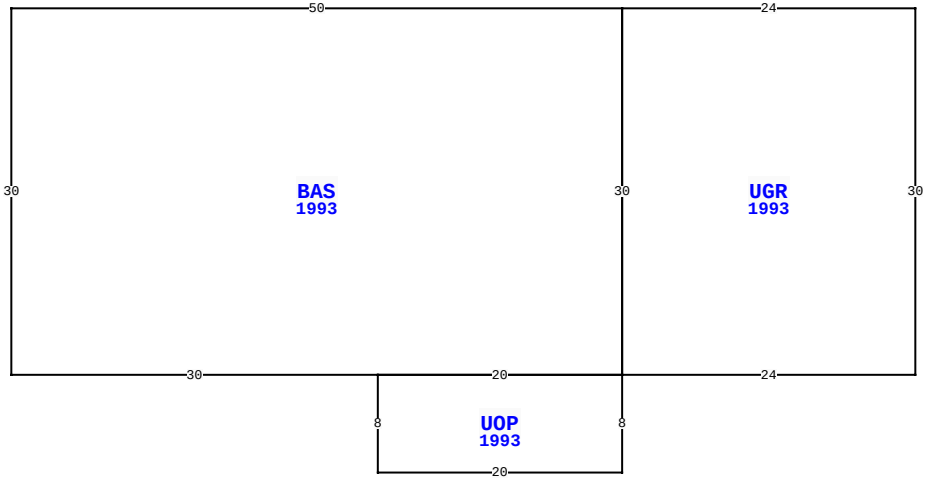
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	116,081
UGR	720	45	324	25,074
UOP	160	20	32	2,477
TOTALS	2,380		1,856	143,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,856	122.8430	110.87	205,775	1973	1978	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 2002 Heated Area: 1500 HX Base Yr 2002



24422 TUGGLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,631
TOTAL MARKET OB/XF VALUE		8,436
TOTAL LAND VALUE - MARKET		31,800
TOTAL MARKET VALUE		183,867
SOH/AGL Deduction		85,910
ASSESSED VALUE		97,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,957
TOTAL JUST VALUE		183,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012426	REPAIR/RRF	12,440	09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/0109	1/31/2002	WD	U	I	07	100
GRANTOR: VANZANT MARK ETAL						
GRANTEE: FARRIS JACK JR & EV						
1013/0080	10/12/2001	WD	U	I	07	100
GRANTOR: VANZANT MARK P ETAL						
GRANTEE: FARRIS JACK JR & EV						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W50 S30 E30 UOP=[YR=1993]
S8 E20 N8 W20 $ E20 N30 $ S30 E24 N30 $.

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	1973	1973	3	34	1,190	
2	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1988	1988	3	20	336	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1993	1993	3	20	384	
4	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1997	1997	3	26	4,368	
5	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2002	2002	3	83	2,158	

LAND DESCRIPTION

TOTAL OB/XF 8,436

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		0.00	0.00	1.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,800							

REVIEW DATE 12/07/2021 BY TWA Total Acres: 1.06 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 08/02/2023 BY SYS