NW1/4 OF SW1/4
SW1/4 OF NW1/4
IN OR 2239/1384

PEDDLE JAMES E III
1796 TOMPKINS LANDING RD
HILLIARD, FL 32046

2023

33-4N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

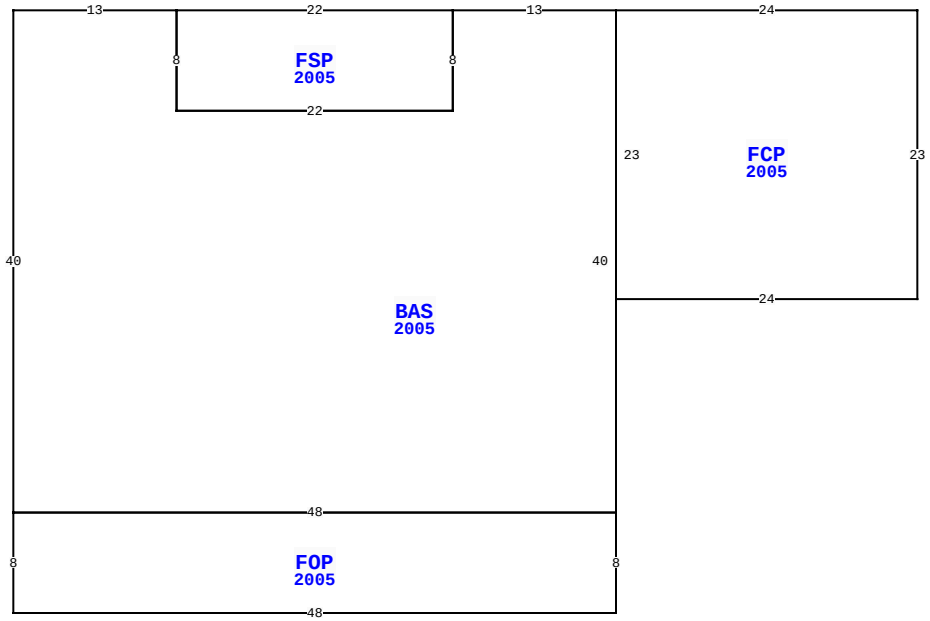
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	1,744	196,276
FCP	552	25	138	15,531
FOP	384	30	115	12,943
FSP	176	40	70	7,878
TOTALS	2,856		2,067	232,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,067	103.0176	122.33	252,856	2005	2005	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 1744 HX Base Yr 2022



1796 TOMPKINS LANDING 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		232,628
TOTAL MARKET OB/XF VALUE		42,905
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		381,783
SOH/AGL Deduction		76,894
ASSESSED VALUE		304,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,889
TOTAL JUST VALUE		381,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09978	MECH OTHER	0	07/01/2005
P09376	OTHER	0	04/01/2005
B14716	NEW CONSTR	173,000	03/01/2005
E14565	ELEC OTHER	1,000	03/01/2005
R07317	REPAIR/RRF	3,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/1384	11/26/2018	WD	Q	I	01	272,000
GRANTOR: LIBBY BRYAN D & TARA						
GRANTEE: PEDDLE JAMES E III						
1982/1548	5/29/2015	WD	Q	I	01	222,000
GRANTOR: HIGHSMITH RICHARD A &						
GRANTEE: LIBBY BRYAN D & TAR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2005] W24 BAS=[YR=2005] W13 FSP=[YR=2005] W22 S8 E22 N8$ S8 W22 N8 W13 S40 FOP=[YR=2005] S8 E48 N8 W48$ E48 N40$ S23 E24 N23$.

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	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	6,300	
2	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2005	2005	3	87	2,606	
3	0681	POLE SHED	0	100	22	10	220.00	SF	15.00	15.00	100	2014	2014	3	78	2,574	
4	0681	POLE SHED	0	100	22	10	220.00	SF	15.00	15.00	100	2015	2015	3	81	2,673	
5	0351	CARPORT MT	0	100	40	16	640.00	SF	10.00	10.00	100	2020	2020	3	93	5,952	
6	0681	POLE SHED	0	100	40	40	1,600.00	SF	15.00	15.00	100	2020	2020	3	95	22,800	

LAND DESCRIPTION

TOTAL OB/XF 42,905

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	4.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	106,250							

REVIEW DATE 08/11/2021 BY TWA Total Acres: 4.25 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS