PT OF NE1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 2518/1212
(EX UTIL ESMT IN OR 1531/487 &

MCCULLOUGH JENNIFER ROSE
1800 TOMPKINS LANDING RD
HILLIARD, FL 32046

2023

33-4N-23-0000-0004-0030

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

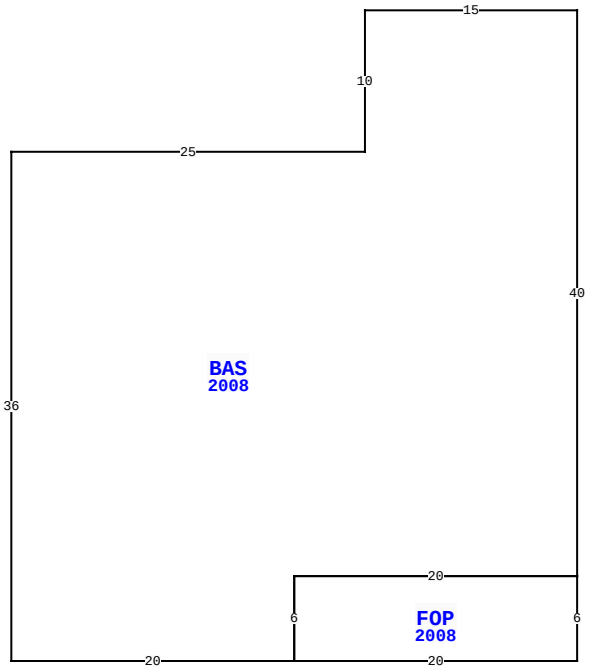
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	142,551
FOP	120	30	36	3,491
TOTALS	1,590		1,506	146,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	120.0540	108.35	163,175	2008	2008	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1470 HX Base Yr 2022



1800 TOMPKINS LANDING RD, HILLIARD

BLD DATE	01/02/2009 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,042
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		339,297
SOH/AGL Deduction		95,740
ASSESSED VALUE		243,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,557
TOTAL JUST VALUE		339,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13423	MECH OTHER	0	11/01/2007
E20140	ELEC OTHER	4,200	10/01/2007
P12767	OTHER	0	10/01/2007
C20594	CO ISSUED	0	09/01/2007
B20594	NEW CONSTR	136,500	09/01/2007
R10758	REPAIR/RRF	5,500	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1212	11/10/2021	WD	Q	I	01	350,000
GRANTOR: RAYMOND KEVIN						
GRANTEE: MCCULLOUGH JENNIFER						
2245/0591	12/04/2018	QC	U	I	11	45,400
GRANTOR: JOHNSON ASHLEY M						
GRANTEE: RAYMOND KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 S10 W25 S36 E20 FOP=[YR=2008] E20 N6 W20 S6$ N6 E20 N40$.

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	2008	2008	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS