PT OF SE1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 2381/1438
(EX TOMPKINS LANDING RD)

LAUER MICHAEL J & JANICE S
1904 TOMPKINS LANDING RD
HILLIARD, FL 32046

2023

33-4N-23-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

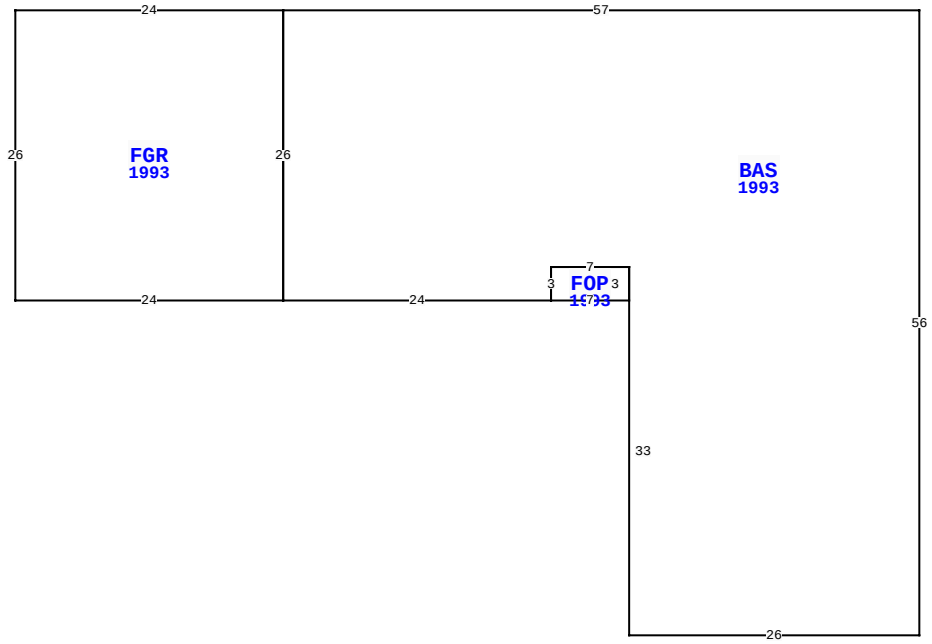
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,241	100	2,241	157,399
FGR	624	55	343	24,091
FOP	21	30	6	421
TOTALS	2,886		2,590	181,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	116.1600	104.83	271,510	1976	1976	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2241 HX Base Yr 2021



1904 TOMPKINS LANDING 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		190,986
TOTAL MARKET OB/XF VALUE		2,889
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		244,875
SOH/AGL Deduction		54,321
ASSESSED VALUE		190,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,554
TOTAL JUST VALUE		244,875
NCON VALUE		9,074
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000080	GARAGE	23,076	01/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1438	7/31/2020	WD	Q	I	01	190,000
GRANTOR: DAWKINS REBECCA A						
GRANTEE: LAUER MICHAEL J & J						
2024/1859	12/28/2015	SW	U	I	12	86,100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: DAWKINS REBECCA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 FGR=[YR=1993] W24 S26 E24 N26 $ S26 E24
FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S33 E26 N56 $.

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	1976	1976	3	40	1,400	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
4	0812	CONCRETE C	0	100	0	0	1,035.00	SF	4.00	4.00	100	1980	1980	3	35	1,449	

LAND DESCRIPTION

TOTAL OB/XF 2,889

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	1.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,000							

REVIEW DATE 06/08/2022 BY TW Total Acres: 1.70 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

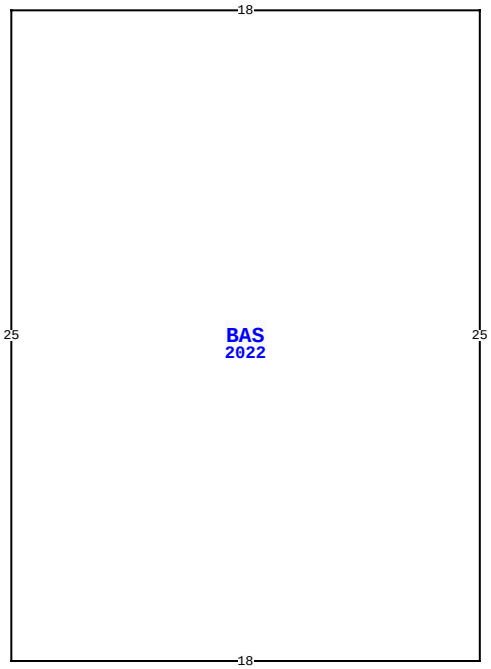
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	9,075
TOTALS	450		450	9,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	58.1900	20.37	9,166	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 450 HX Base Yr 2021



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2024/1859	12/28/2015	SW	U	I	12	86,100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: DAWKINS REBECCA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S25 E18 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/08/2022 BY TW Total Acres: 1.70 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS