



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	69,507
BAS	416	100	416	32,710
BAS	504	100	504	39,628
FOP	76	30	23	1,808
TOTALS	1,880		1,827	143,653

EXTRA FEATURES	
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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
1	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1980	1980	3	35	273	
2	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	1980	1980	3	35	1,229	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
5	0681	POLE SHED	0	100	0	0	1,200.00	SF	15.00	15.00	100	1990	1990	3	20	3,600	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE	09/13/2018	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,827	99.0000	89.35	163,242	1974	1998		0	0	12.00	88.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 1804													
HX Base Yr													

2020 TOMPKINS LANDING RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			143,653
TOTAL MARKET OB/XF VALUE			6,817
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			210,470
SOH/AGL Deduction			125,043
ASSESSED VALUE			85,427
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			35,427
TOTAL JUST VALUE			210,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94781	ADDITION	29,912	02/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0251/0086	10/20/1977	WD	U	I		28,000	
GRANTOR: SWINDELL CARROLL S (S)							
GRANTEE: VARNES FRANK DELBER							
0160/0627	10/30/1973	WD	Q	V		3,000	
GRANTOR: STEEDLEY EUGENE & MAR							
GRANTEE: SWINDELL CARROLL S							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W28 S18 BAS=[YR=1993] W22 S26 E15 FOP=[YR=1993] S4E19 N4W19\$ E19 BAS=[YR=2012] E16 N26W16S26\$ N26 W12\$ E28 N18\$.

TOTAL OB/XF	6,817
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE	09/13/2018	BY	TWA
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Total Acres: 2.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000	PRINTED 08/02/2023 BY SYS
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