LOT 3 (F/K/A 1-3)
IN OR 697 PG 520
PEEKS ACRES PB 5/410

MARTIN DAVID L & JOYCE KAYE
31164 KNIGHT ROAD
HILLIARD, FL 32046

2023

33-4N-23-1637-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

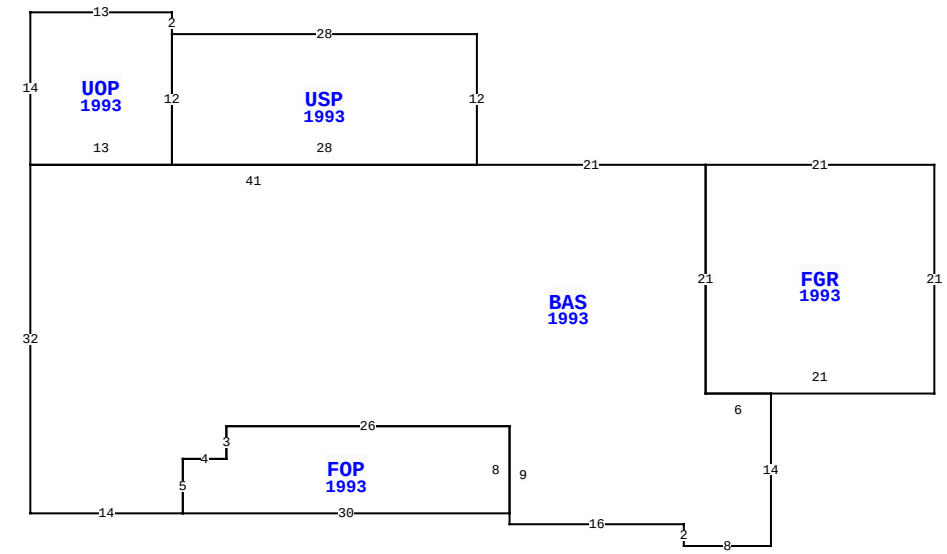
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	1,862	179,736
FGR	441	55	243	23,456
FOP	228	30	68	6,564
UOP	182	20	36	3,475
USP	336	30	101	9,749
TOTALS	3,049		2,310	222,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,310	96.3144	114.37	264,195	1988	1998	0	0	0	15.60	84.40

1 SNGL FAM – 100% - 1995 Heated Area: 1862 HX Base Yr 1995



31164 KNIGHT 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		222,981
TOTAL MARKET OB/XF VALUE		6,979
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		263,920
SOH/AGL Deduction		143,938
ASSESSED VALUE		119,982
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,982
TOTAL JUST VALUE		430,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004369	NEW ADD	209,846	04/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W21 BAS=[YR=1993] W21 USP=[YR=1993] N12 W28
UOP=[YR=1993] N2 W13 S14 E13 N12 $ S12 E28 $ W41 S32 E14
FOP=[YR=1993] E30 N8 W26 S3 W4 S5 $ N5 E4 N3 E26 S9 E16 S2 E8
N14 W6 N21 $ S21 E21 N21 $.

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	1988	1988	3	66	2,310	
2	0810	CONCRETE A	0	100	6	20	120.00	SF	6.50	6.50	100	1988	1988	3	57	445	
3	0681	POLE SHED	0	100	24	40	960.00	SF	15.00	15.00	100	1991	1991	3	20	2,880	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	
5	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1990	1990	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 6,979

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,960 Market: 171,000 Agricultural: 3,960 Common: 30,000 PRINTED 08/02/2023 BY SYS