

LOT 60 (EX SOVEREIGN LANDS)  
ROSEMONT GARDEN TRACTS S/D OF  
SEC 33-4N-25E PB 0/8 &

DUNTON JARED & CAROLINA  
47311 TURKEY TOWN LN  
HILLIARD, FL 32046

2023

33-4N-25-4210-0060-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 80  |
| Exterior Wall            | 21 | STONE 20       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 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          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 05      |
| NEIGHBORHOOD/LOC | 5001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,256            | 100         | 2,256        | 278,831              |
| FGR       | 420              | 55          | 231          | 28,550               |
| FOP       | 44               | 30          | 13           | 1,607                |
| FOP       | 204              | 30          | 61           | 7,539                |
| TOTALS    | 2,924            |             | 2,561        | 316,527              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |                |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 618.00 | SF | 6.50     | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 |     |          | 0.00  | 0.00  | 9.20        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0900               | 01  | 2,561     | 105.2352    | 124.97         | 320,048        | 2019 | 2019 | 0    | 0    | 0 | 1.10 | 98.90  |  |

1 SNGL FAM - 100% - 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          

| TOTAL OB/XF 5,957 |            |             |         |   |   |        |    |          |                |           |         |             |        |
|-------------------|------------|-------------|---------|---|---|--------|----|----------|----------------|-----------|---------|-------------|--------|
| L N               | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | % COND |
| 1                 | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2019    | 2019        | 99     |
| 2                 | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 618.00 | SF | 6.50     | 6.50           | 100       | 2019    | 2019        | 99     |

| TOTAL OB/XF 5,957 |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| 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 |
| 1                 | 000115   | C   | SFR ACRES            | 100 |     |          | 0.00  | 0.00  | 9.20        | AC        |     | 1.00     | 1.00   |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 344,030   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 5,957     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 147,200   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 497,187   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 191,525   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 305,662   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 255,662   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 497,187   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 31,480    |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 383,937   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2307405   | BARN        | 159,552 | 06/09/2023 |
| 19009385   | CO ISSUED   | 0       | 09/05/2019 |
| 19000590   | NEW CONSTR  | 298,787 | 02/01/2019 |

| SALES DATA        |           |           |     |     |        |            |  |
|-------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2188/1951         | 4/05/2018 | SW        | Q   | V   | 01     | 81,300     |  |

|                              |  |  |  |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|
| GRANTOR: RAYDIENT LLC        |  |  |  |  |  |  |  |
| GRANTEE: DUNTON JARED & CARO |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                          |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=2019] W15 FOP=[YR=2019] N6 W23 S9 E22 N3 E1\$ W1 S3 W34 S46 E12 FOP=[YR=2019] S4 E6 N8 W5 S4 W1\$ E1 N4 E5 S8 E12 FGR=[YR=2019] S11 E20 N21 W20 S10\$ N10 E20 N43\$. |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

**DUNTON JARED & CAROLINA**  
47311 TURKEY TOWN LN  
HILLIARD, FL 32046

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