PT OF SEC 28-5N-24E &
PT OF SEC 33-5N-24E
IN OR 1022/647

SMITH E D
39172 WATER EDGE DRIVE
HILLIARD, FL 32046-6695

2023

33-5N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

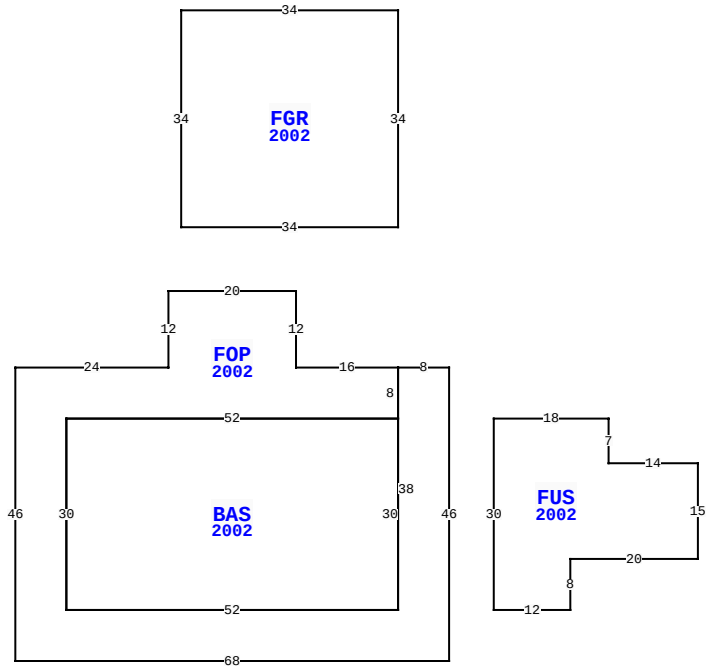
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,560	100	1,560	139,432
FGR	1,156	55	636	56,845
FOP	1,808	30	542	48,443
FUS	702	100	702	62,744
TOTALS	5,226		3,440	307,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,440	83.6280	99.31	341,626	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2008 Heated Area: 2262 HX Base Yr 2008



39172 WATER EDGE DR, 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		307,463
TOTAL MARKET OB/XF VALUE		67,010
TOTAL LAND VALUE - MARKET		277,800
TOTAL MARKET VALUE		413,458
SOH/AGL Deduction		206,372
ASSESSED VALUE		207,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,086
TOTAL JUST VALUE		652,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/0647	12/03/2001	WD	U	V	07	100
GRANTOR: POWELL W E						
GRANTEE: SMITH E D						
0983/0864	4/26/2001	WD	U	V	01	10,300
GRANTOR: POWELL WILLIAM E						
GRANTEE: SMITH E D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30 E52 N30 $ FOP=[YR=2002] N8 W16 N12 W20 S12 W24 S46 E68 N46 W8 S38 W52 N30 E52 $ PTR= E15
FUS=[YR=2002] E18 S7 E14 S15 W20 S8 W12 N30 $ W15 $ PTR= N30
FGR=[YR=2002] N34 W34 S34 E34 $ S30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
2	0300	BOAT DCK W	0	100	0	0	221.00	SF	40.00	40.00	100	2008	2008	3	56	4,950	
3	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00	26.00	100	2008	2008	3	56	3,058	
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2008	2008	3	40	360	
7	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2007	2007	3	52	4,368	
8	0681	POLE SHED	0	100	60	32	1,920.00	SF	15.00	15.00	100	2007	2007	3	52	14,976	
9	0681	POLE SHED	0	100	92	36	3,312.00	SF	15.00	15.00	100	2007	2007	3	52	25,834	
10	0812	CONCRETE C	0	100	0	0	3,408.00	SF	4.00	4.00	100	2004	2004	3	86	11,724	

LAND DESCRIPTION

TOTAL OB/XF 67,010

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	15.70	AC		1.00	1.00	1.00	550.00	550.00	8,635							
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	17.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	247,800							

REVIEW DATE 06/15/2020 BY TWA Total Acres: 18.70 Total Land Value: 38,985 Market: 247,800 Agricultural: 8,985 Common: 30,000 PRINTED 08/02/2023 BY SYS