PT OR 1022/650

POWELL W E
219 NEWNAN STREET
JACKSONVILLE, FL 32202

2023

33-5N-24-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

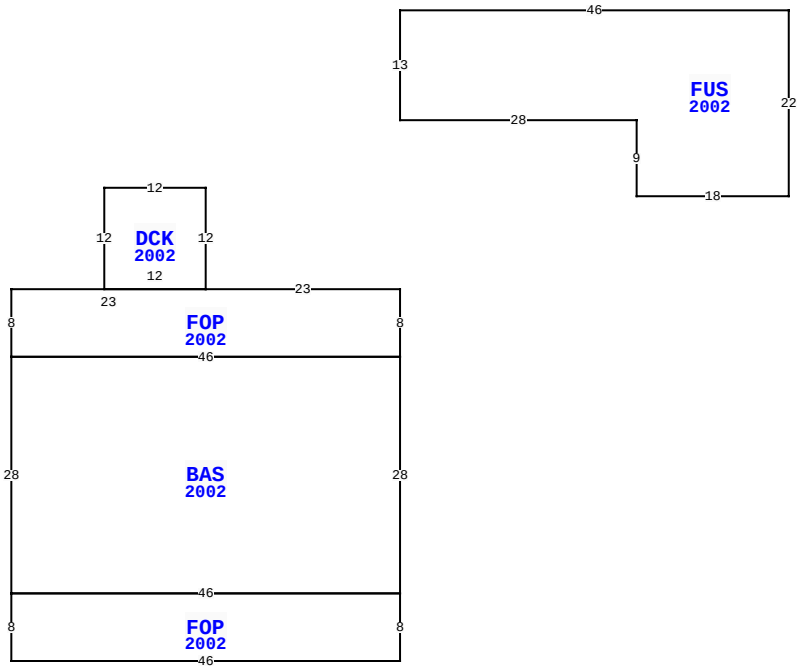
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,288	100	1,288	139,382
DCK	144	10	14	1,515
FOP	368	30	110	11,903
FOP	368	30	110	11,903
FUS	760	100	760	82,244
TOTALS	2,928		2,282	246,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	101.2536	120.24	274,388	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 0 Heated Area: 2048 HX Base Yr



39118 WATERS EDGE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,949
TOTAL MARKET OB/XF VALUE	17,045
TOTAL LAND VALUE - MARKET	125,760
TOTAL MARKET VALUE	298,703
SOH/AGL Deduction	42,600
ASSESSED VALUE	256,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,103
TOTAL JUST VALUE	389,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/0650	12/03/2001	WD	U	V	07	100
GRANTOR: SMITH E D						
GRANTEE: POWELL W E						
0983/0867	4/26/2001	WD	U	V	01	13,600
GRANTOR: SMITH E D						
GRANTEE: POWELL WILLIAM E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W23 DCK=[YR=2002] N12 W12 S12 E12$ W23 S8
BAS=[YR=2002] S28 FOP=[YR=2002] S8 E46 N8 W46$ E46 N28 W46$
E46 N8$ PTR=N20 FUS=[YR=2002] N13 E46 S22 W18 N9 W28$ S20$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2004	2004	3	24	1,382	
3	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	40	960	
4	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	2004	2004	3	40	576	
5	0855	CONC PAVER	0	0	0	0	961.00	SF	7.50	7.50	100	2004	2004	3	86	6,198	
6	0300	BOAT DCK W	0	0	0	0	288.00	SF	30.00	30.00	100	2004	2004	3	40	3,456	
7	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	100	2004	2004	3	24	173	
8	0303	FLT DOCK W	0	0	20	10	200.00	SF	26.00	26.00	100	2004	2004	3	40	2,080	
9	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	480	

LAND DESCRIPTION

TOTAL OB/XF 17,045

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	0	0005		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	6.97	AC		1.00	1.00	1.00	550.00	550.00	3,834							
3	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.97	AC		1.00	1.00	1.00	8,000.00	8,000.00	95,760							

REVIEW DATE 06/15/2020 BY TWA Total Acres: 12.97 Total Land Value: 34,709 Market: 95,760 Agricultural: 4,709 Common: 30,000 PRINTED 08/02/2023 BY SYS