LOT 3
IN OR 1174/352
PROSPECT LANDING PB 6/30

PARKER DAVID LEE & SHARON L
391412 PROSPECT LANDING ROAD
HILLIARD, FL 32046

**2023**

**33-5N-24-166L-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

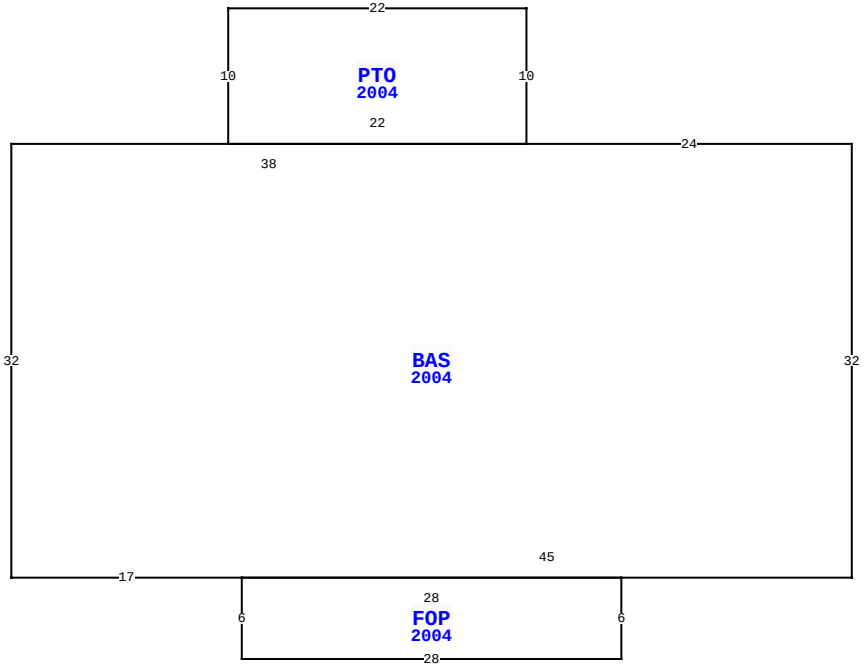
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,984 | 100 | 1,984 | 189,853 |
| FOP | 168 | 30 | 50 | 4,785 |
| PTO | 220 | 5 | 11 | 1,053 |
| TOTALS | 2,372 | | 2,045 | 195,690 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,045 | 112.7980 | 101.80 | 208,181 | 2004 | 2009 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM – 100% - 2005 Heated Area: 1984 HX Base Yr 2005




391412 PROSPECT LANDING RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 195,690 |
| TOTAL MARKET OB/XF VALUE | | 4,090 |
| TOTAL LAND VALUE - MARKET | | 209,304 |
| TOTAL MARKET VALUE | | 409,084 |
| SOH/AGL Deduction | | 255,347 |
| ASSESSED VALUE | | 153,737 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 103,737 |
| TOTAL JUST VALUE | | 409,084 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,153 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| W03109 | NEW CONSTR | 0 | 01/06/2003 |
| MH961273 | MH MOVE-ON | 0 | 02/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1174/0352 | 9/22/2003 | WD | Q | I | | 69,000 |
| GRANTOR: PRICE CHARLES E & MER | | | | | | |
| GRANTEE: PARKER DAVID LEE & | | | | | | |
| 1125/0965 | 3/28/2003 | WD | Q | I | | 60,000 |
| GRANTOR: HURST ANDREW C & SYLV | | | | | | |
| GRANTEE: PRICE CHARLES & MER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W24 PTO=[YR=2004] N10 W22 S10 E22$ W38 S32 E17
FOP=[YR=2004] S6 E28 N6 W28$ E45 N32$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0681 | POLE SHED | 0 | 100 | 24 | 16 | 384.00 | SF | 15.00 | 15.00 | 100 | 2012 | 2012 | 3 | 71 | 4,090 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,090

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | | 0.00 | 0.00 | 6.12 | AC | | 1.00 | 1.00 | 1.80 | 19,000.00 | 34,200.00 | 209,304 | | | | | | | |

REVIEW DATE 10/27/2017 BY TWX Total Acres: 6.12 Total Land Value: 209,304 Market: 0 Agricultural: 0 Common: 209,304 PRINTED 08/02/2023 BY SYS