LOT 11
PROSPECT LANDING PB 6/30

THIGPEN BRIAN A & JESSICA L
391873 PROSPECT LANDING ROAD
HILLIARD, FL 32046

2023

33-5N-24-166L-0011-0000

BUILDING CHARACTERISTICS

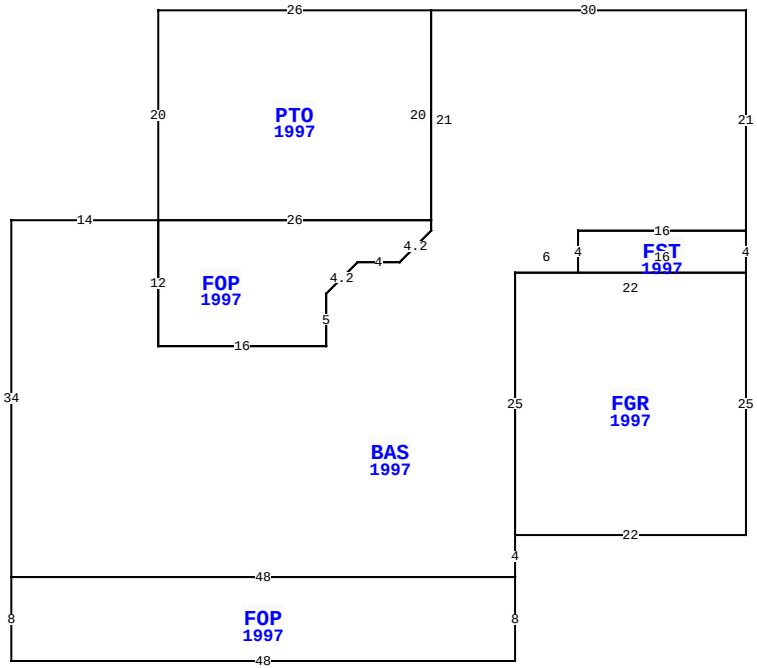
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	194,570
FGR	550	55	302	28,720
FOP	232	30	70	6,657
FOP	384	30	115	10,937
FST	64	55	35	3,329
PTO	520	5	26	2,473
TOTALS	3,796		2,594	246,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,594	96.2496	114.30	296,494	1997	1997	0	0	0	16.80	83.20

1 SNGL FAM – 100% - 2020 Heated Area: 2046 HX Base Yr 2020



391873 PROSPECT LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,683
TOTAL MARKET OB/XF VALUE		19,201
TOTAL LAND VALUE - MARKET		245,214
TOTAL MARKET VALUE		511,098
SOH/AGL Deduction		299,938
ASSESSED VALUE		211,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,160
TOTAL JUST VALUE		511,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973611	NEW CONSTR	80,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/0640	5/31/2019	WD	Q	I	01	300,000
GRANTOR: LOFTUS DERRY M & KATH						
GRANTEE: THIGPEN BRIAN A & J						
1285/0885	1/04/2005	WD	U	I	21	325,000
GRANTOR: COBB HARVEY E & CATHE						
GRANTEE: LOFTUS DERRY M & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 PTO=[YR=1997] W26 S20 FOP=[YR=1997] S12 E16 N5 R3 U3 E4 U3 R3 N1 W26$ E26 N20$ S21 D3 L3 W4 D3 L3 S5 W16 N12 W14 S34 FOP=[YR=1997] S8 E48N8 W48 $ E48 N4 FGR=[YR=1997] E22 N25 FST=[YR=1997] N4 W16 S4 E16 $ W22 S25 $ N25 E6 N4 E16 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	1997	1997	3	81	2,835	
3	0810	CONCRETE A	0	100	0	0	484.00	SF	6.50	6.50	100	1997	1997	3	75	2,360	
4	0510	GARAGE WD-	0	100	30	17	510.00	SF	35.00	35.00	100	1998	1998	3	27	4,820	
5	0200	BARN WD 0-	0	100	36	36	1,296.00	SF	20.00	20.00	100	1998	1998	3	27	6,998	
6	0350	CARPORT WD	0	100	20	9	180.00	SF	13.00	13.00	100	1998	1998	3	20	468	
7	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
8	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	1998	1998	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 19,201

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	7.17	AC		1.00	1.00	1.80	19,000.00	34,200.00	245,214							

REVIEW DATE 06/27/2019 BY TWX Total Acres: 7.17 Total Land Value: 245,214 Market: 0 Agricultural: 0 Common: 245,214 PRINTED 08/02/2023 BY SYS