LOT 19 (EX N 60' S-1)
IN OR 1868/1399
PROSPECT LANDING PB 6/30

BAILEY MARCUS & DEBORA
391487 PROSPECT LANDING RD
HILLIARD, FL 32046

2023

33-5N-24-166L-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

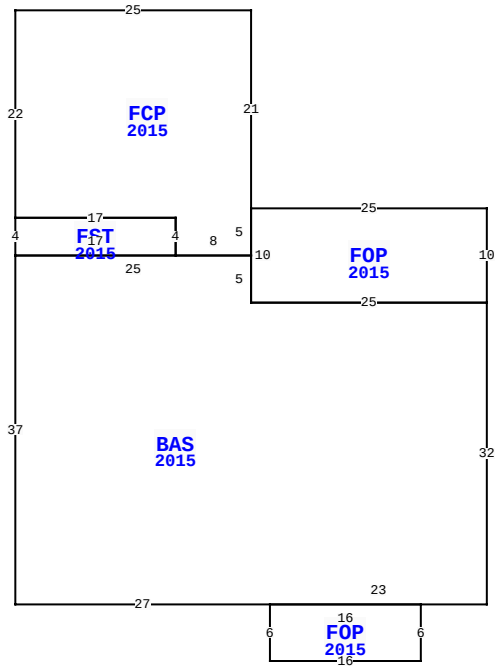
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,725	100	1,725	187,021
FCP	582	25	146	15,829
FOP	96	30	29	3,144
FOP	250	30	75	8,131
FST	68	55	37	4,012
TOTALS	2,721		2,012	218,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,012	96.1380	114.16	229,690	2015	2015	0	0	0	5.03	94.97

1 SNGL FAM – 100% - 2016 Heated Area: 1725 HX Base Yr 2016



391487 PROSPECT LANDING RD, 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		218,137
TOTAL MARKET OB/XF VALUE		27,587
TOTAL LAND VALUE - MARKET		432,000
TOTAL MARKET VALUE		305,944
SOH/AGL Deduction		110,955
ASSESSED VALUE		194,989
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		94,989
TOTAL JUST VALUE		677,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632238	XFOB	0	05/31/2016
B1429055	CO ISSUED	0	03/30/2015
B1429055	NEW CONSTR	208,491	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/1399	7/10/2013	WD	Q	V	02	82,500
GRANTOR: CRUMP IVEY M JR & ERI						
GRANTEE: BAILEY MARCUS & DEB						
0743/1073	11/06/1995	WD	Q	V		51,400
GRANTOR: WADE D E						
GRANTEE: CRUMP IVEY JR ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W25 FCP=[YR=2015] N21 W25 S22 FST=[YR=2015] S4 BAS=[YR=2015] S37 E27 FOP=[YR=2015] S6 E16 N6 W16$ E23 N32 W25 N5 W25$ E17 N4 W17$ E17 S4 E8 N5$ S10 E25 N10$.

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	2015	2015	3	97	3,395	
2	0681	POLE SHED	0	100	48	40	1,920.00	SF	15.00	15.00	100	2016	2016	3	84	24,192	

LAND DESCRIPTION

TOTAL OB/XF 27,587

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			0.00	0.00	1.00	AC		1.00	1.00	1.80	30,000.00	54,000.00	54,000							
2	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	006005	A	PAST/GRAZE	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	440.00	440.00	5,720							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	14.00	AC		1.00	1.00	1.80	15,000.00	27,000.00	378,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 15.00 Total Land Value: 60,220 Market: 378,000 Agricultural: 6,220 Common: 54,000 PRINTED 08/02/2023 BY SYS