IN OR 757/1725 & OR 1402/1497
1/2 HX INT

MASON CELESTINE/MASON LESTER JR
58109 MASON ROAD
HILLIARD, FL 32046

2023

35-4N-25-0000-0003-0010

BUILDING CHARACTERISTICS

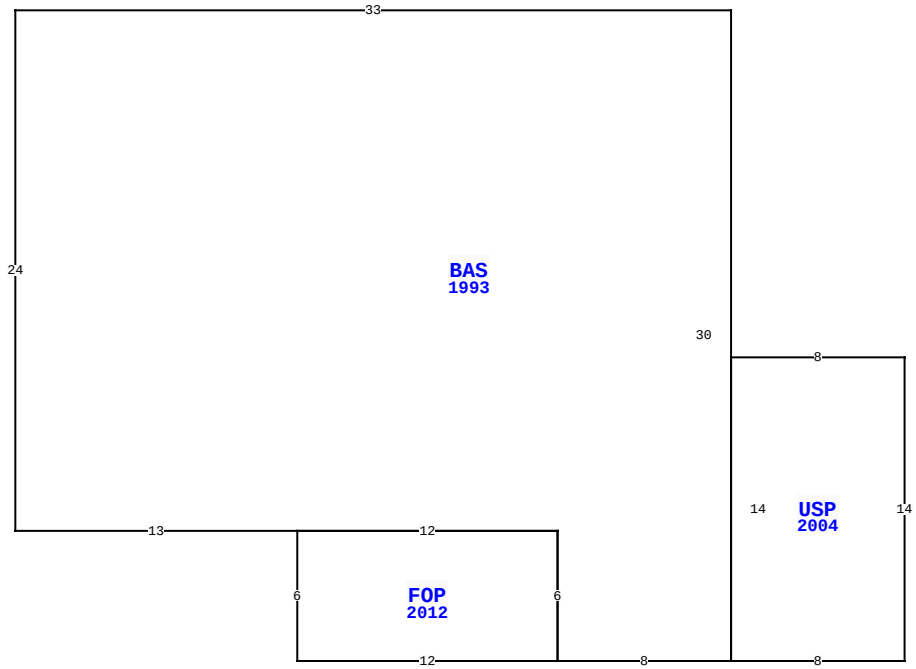
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	36,868
FOP	72	30	22	966
USP	112	30	34	1,492
TOTALS	1,024		896	39,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	896	85.3200	77.00	68,992	1976	1976	0	0	0	43.00	57.00

1 SINGLE FAM – 50% - 1998 Heated Area: 840 HX Base Yr 1998



58109 MASON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		39,325
TOTAL MARKET OB/XF VALUE		367
TOTAL LAND VALUE - MARKET		20,650
TOTAL MARKET VALUE		60,342
SOH/AGL Deduction		15,274
ASSESSED VALUE		45,068
TOTAL EXEMPTION VALUE	HA HAB	19,321
BASE TAXABLE VALUE		25,747
TOTAL JUST VALUE		60,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1402/1497	4/10/2006	QC	U	I	01	100
GRANTOR: PETERSON CELESTINE &						
GRANTEE: MASON CELESTINE						
0757/1725	4/24/1996	WD	U	I	01	100
GRANTOR: MASON LESTER						
GRANTEE: MASON LESTER JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S24 E13 FOP=[YR=2012] S6 E12 N6 W12$ E12 S6 E8 USP=[YR=2004] E8 N14 W8 S14$ N30$.

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
2	0810	CONCRETE A	0	50	3	38	114.00	SF	6.50	6.50	100	1985	1985	3	49.5	367	

LAND DESCRIPTION

TOTAL OB/XF 367

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	000110	C	SFR RURAL	50	0005	OR	0.00	0.00	0.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	20,650							

REVIEW DATE 09/28/2018 BY KBA Total Acres: 0.59 Total Land Value: 20,650 Market: 0 Agricultural: 0 Common: 20,650 PRINTED 08/02/2023 BY SYS