PT OF SE1/4 OF NE1/4 &
PT OF NE1/4 OF SE1/4
IN OR 1776/1366

HEATWOLE RICHARD P & KINBERLY ANN
85346 STEPHENS RD
YULEE, FL 32097

2023

35-4N-25-0000-0004-0040

BUILDING CHARACTERISTICS

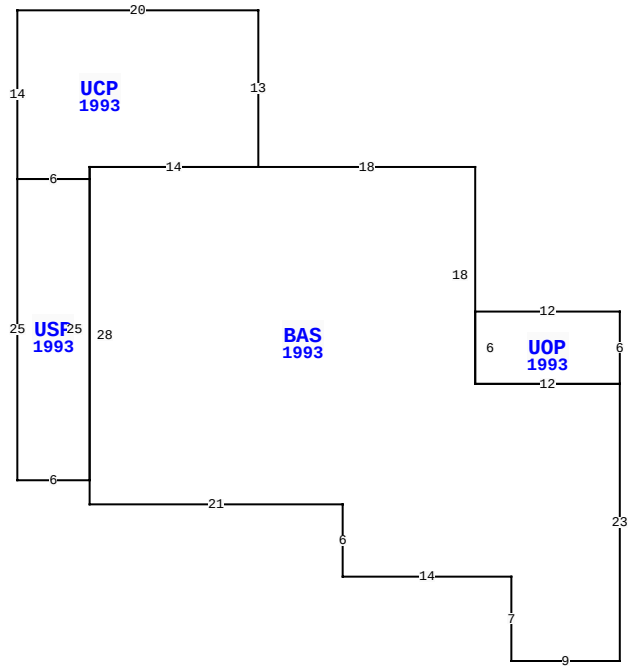
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5901	HARDWOOD SI 70-79
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,217	100	1,217	38,835
UCP	266	20	53	1,691
UOP	72	20	14	447
USP	150	30	45	1,436
TOTALS	1,705		1,329	42,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,329	70.7200	63.82	84,817	1920	1960	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1217 HX Base Yr



58371 COOPERS NECK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	42,408
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	301,000
TOTAL MARKET VALUE	84,456
SOH/AGL Deduction	13,259
ASSESSED VALUE	71,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,197
TOTAL JUST VALUE	343,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1766/1366	11/28/2011	QC	U	I	11	65,000
GRANTOR: BARR ANTHONY & BETTY						
GRANTEE: HEATWOLE RICHARD P						
1517/0532	8/06/2007	QC	U	I	01	100
GRANTOR: BARR BETTY J & ANTHON						
GRANTEE: COSTIN MARBELLE ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UCP=[YR=1993] N13 W20 S14 USP=[YR=1993] S25 E6 N25 W6$ E6 N1 E14$ W14 S28 E21 S6 E14 S7 E9 N23 UOP=[YR=1993] N6 W12 S6 E12$ W12 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	540.00	540.00	2,700							
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	350.00	350.00	1,750							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	7.10	AC		1.00	1.00	1.00	225.00	225.00	1,598							
5	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 09/28/2018 BY KBA Total Acres: 20.10 Total Land Value: 42,048 Market: 266,000 Agricultural: 7,048 Common: 35,000 PRINTED 08/02/2023 BY SYS