

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1003ABOVE AVG 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

0305140803043 1002 100021. 1. 1000 10000NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050100MKT AREA055001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1521001,152134,048FOP12830384,421UOP16203349

TOTALS1,2961,193138,819

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10940SHEDS/PORT00064.00SF30.0030.0010020052005327518

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES00007OR0.000.001.00AC1.001.001.0035,000.0035,000.0035,000

REVIEW DATE05/22/2020BYKBXTotal Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

010011,193132.9240119.96143,112200020150003.0097.00

1 SINGLE FAM - 0% - 0Heated Area: 1152HX Base Yr

BLD DATEXF DATEINC DATE

58345 TIMMONS RD, HILLIARD

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE138,819TOTAL MARKET OB/XF VALUE518TOTAL LAND VALUE - MARKET35,000TOTAL MARKET VALUE174,337SOH/AGL Deduction23,452ASSESSED VALUE150,885TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE150,885TOTAL JUST VALUE174,337NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE151,064

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2286/00786/27/2019WDQ1I01130,000

GRANTOR: ROSSITER NANCY

GRANTEE: MILLER ADAM & KRIST

2246/108612/11/2018SWUI1242,800

GRANTOR: SOUNDVIEW HOME LOAN T

GRANTEE: ROSSITER NANCY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 UOP=[YR=2003] N4 W4 S4 E4 \$ W41 S24 E17 FOP=[YR=2003] S8 E16 N8 W16 \$ E31 N24 \$ .