

PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 1233/964
BEING ONLY PT LYING E OF LANDS

COX LONNIE
30727 NELSON RD
HILLIARD, FL 32046-9466

2023

38-4N-23-0000-0001-0000



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	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
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 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	640	100
TOTALS	640	640

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	640	78.1000	70.49	45,114	1964	1970	0	0	46.00	54.00
1 SINGLE FAM - 100% - 2017 Heated Area: 640 HX Base Yr 2017											
BAS 1993											
30727 NELSON RD, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		102,053	
TOTAL MARKET OB/XF VALUE		458	
TOTAL LAND VALUE - MARKET		76,800	
TOTAL MARKET VALUE		179,311	
SOH/AGL Deduction		76,645	
ASSESSED VALUE		102,666	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		52,666	
TOTAL JUST VALUE		179,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514135	ELEC OTHER	2,000	02/01/2005
C10049	CO ISSUED	0	08/01/2002
E018084	CHNGE SRVC	0	05/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1233/0964	5/26/2004	QC	U	I	07	100	
GRANTOR: KITCHINGS INMAN ETAL							
GRANTEE: NELSON MARGIE L/E &							
1224/1726	4/22/2004	QC	U	I	07	100	
GRANTOR: KITCHINGS INMAN & LIN							
GRANTEE: NELSON MARGIE L & L							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	32	10	320.00	SF	6.50	6.50	100	1970

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32 S20 E32 N20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.56	AC	1.00

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[illegible]