IN OR 2188/774

CORBIN PETER R & JANICE V
607 HOLLY RIDGE LANE
HILLIARD, FL 32046-5143

2023

40-3N-23-0000-0003-0010

BUILDING CHARACTERISTICS

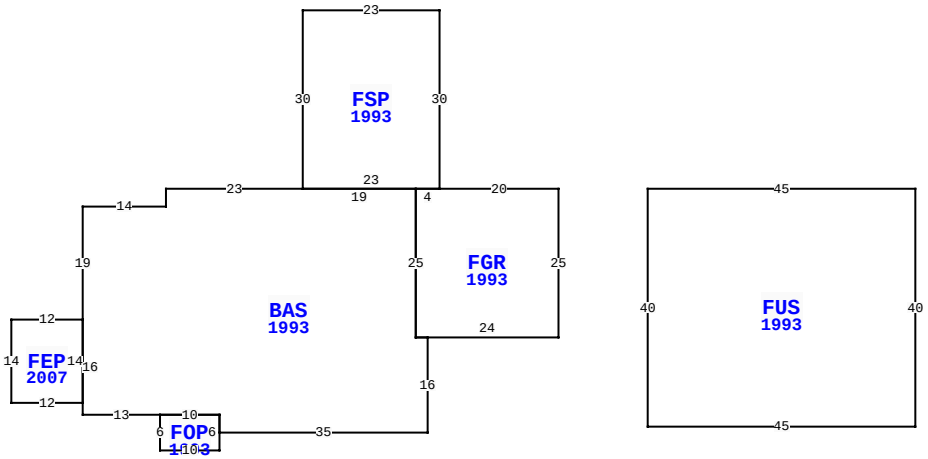
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,217	100	2,217	181,317
FEP	168	80	134	10,959
FGR	600	55	330	26,989
FOP	60	30	18	1,472
FSP	690	40	276	22,573
FUS	1,800	100	1,800	147,213
TOTALS	5,535		4,775	390,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,775	85.4496	101.47	484,519	1972	1992	0	0	0	19.40	80.60

1 SNGL FAM – 100% - 0 Heated Area: 4017 HX Base Yr



607 HOLLY RIDGE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,522
TOTAL MARKET OB/XF VALUE		44,894
TOTAL LAND VALUE - MARKET		186,000
TOTAL MARKET VALUE		503,806
SOH/AGL Deduction		251,684
ASSESSED VALUE		252,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,122
TOTAL JUST VALUE		621,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19266	ADDITION	11,558	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2188/0774	3/28/2018	QC	U	I	11	45,000
GRANTOR: CORBIN PETER REED						
GRANTEE: CORBIN PETER R & JA						
0855/0816	11/12/1998	WD	U	I	06	100
GRANTOR: CORBIN KATHY JANE H						
GRANTEE: CORBIN PETER REED						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 FSP=[YR=1993] N30 W23 S30 BAS=[YR=1993] W23 S3 W14 S19 FEP=[YR=2007] W12 S14 E12 N14$ S16 E13FOP=[YR=1993] S6 E10 N6 W10 $ E10 S3E35 N16 W2 N25 W19 $ E23 $ W4 S25 E24 N25 $ PTR= E15 FUS=[YR=1993] E45 S40 W45 N40 $ W15 $.

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	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1980	1980	3	35	1,680	
2	0861	POOL GUNIT	0	100	0	0	595.00	SF	85.00	85.00	100	1981	1981	3	20	10,115	
4	0200	BARN WD 0-	0	100	39	30	1,170.00	SF	20.00	20.00	100	1975	1975	3	20	4,680	
5	0511	GARAGE CB-	0	100	41	30	1,230.00	SF	40.00	40.00	100	1973	1973	3	25	12,300	
6	0510	GARAGE WD-	0	100	35	22	770.00	SF	35.00	35.00	100	1973	1973	3	20	5,390	
7	0845	KOOL DECK	0	100	0	0	1,265.00	SF	7.25	7.25	100	1981	1981	3	38	3,485	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	32	1,120	
9	0825	BRICK	0	100	0	0	194.00	SF	12.50	12.50	100	1980	1980	3	75	1,819	
10	0911	SCRN RM A	0	100	41	30	1,230.00	SF	17.50	17.50	100	1993	1993	3	20	4,305	

LAND DESCRIPTION

TOTAL OB/XF 44,894

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005970	A	AGRI-POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	550.00	550.00	6,050							
4	006000	A	PAST1/HAY	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	126,000							

REVIEW DATE 04/15/2020 BY TWA Total Acres: 20.00 Total Land Value: 68,390 Market: 126,000 Agricultural: 8,390 Common: 60,000 PRINTED 08/02/2023 BY SYS