LOT 2 (F/K/A PAR 2-8)
OR 603 PG 1124
2000 REDMAN DW/MH

PETREE WILLIAM A
39244 SILVER TRAIL
HILLIARD, FL 32046

2023

40-4N-24-1661-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

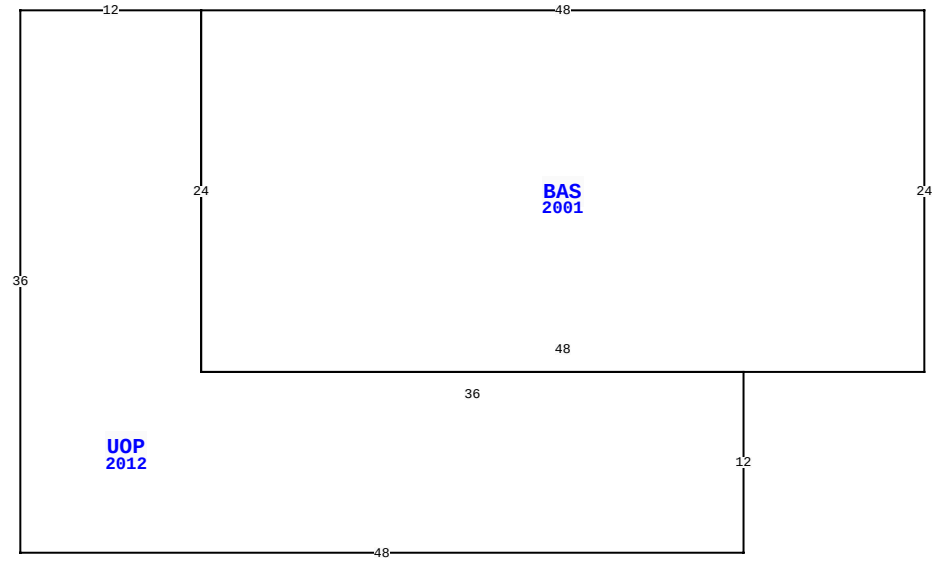
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,152	100	1,152	44,978
UOP	864	25	216	8,433
TOTALS	2,016		1,368	53,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,368	116.2000	81.34	111,273	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1992 Heated Area: 1152 HX Base Yr 1992



39244 SILVER TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,411
TOTAL MARKET OB/XF VALUE		8,693
TOTAL LAND VALUE - MARKET		127,440
TOTAL MARKET VALUE		95,098
SOH/AGL Deduction		43,601
ASSESSED VALUE		51,497
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		26,497
TOTAL JUST VALUE		189,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003020	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/1124	8/03/1990	WD	Q	V		23,800

GRANTOR: JONSON SAMUEL & K E

GRANTEE: PETREE WM & MYRNA W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 UOP=[YR=2012] W12 S36 E48 N12 W36 N24$ S24 E48 N24 $.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1991	1991	3	20	482	
2	0200	BARN WD 0-	0	100	36	31	1,116.00	SF	20.00	20.00	100	1990	1990	3	20	4,464	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1992	1992	3	20	772	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 8,693

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005902	A	HARDWOOD SI	0			0.00	0.00	9.88	AC		1.00	1.00	1.00	175.00	175.00	1,729							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	2.30	AC		1.00	1.00	1.00	550.00	550.00	1,265							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	12.18	AC		1.00	1.00	1.00	8,000.00	8,000.00	97,440							

REVIEW DATE 06/15/2020 BY TWA Total Acres: 13.18 Total Land Value: 32,994 Market: 97,440 Agricultural: 2,994 Common: 30,000 PRINTED 08/02/2023 BY SYS