BLOCK 4 LOT 5
ST MARYS HIGHLANDS PB 5/12-13

SIMMONS ASHLEY SUMMER JORDAN
553027 US HWY 1
HILLIARD, FL 32046

2023

41-4N-23-2100-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

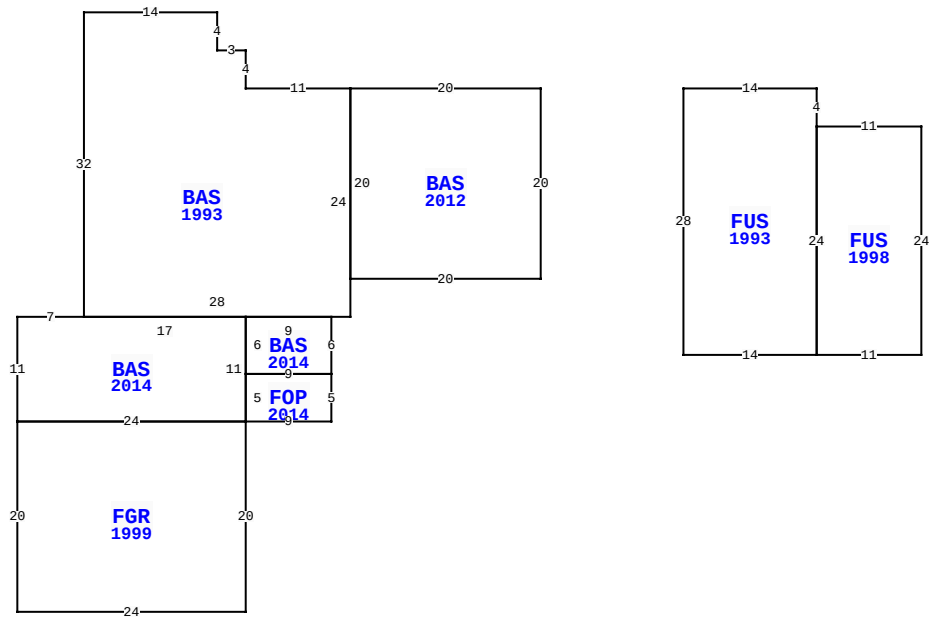
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	796	93,151
BAS	400	100	400	46,810
BAS	54	100	54	6,320
BAS	264	100	264	30,894
FGR	480	55	264	30,894
FOP	45	30	14	1,638
FUS	392	100	392	45,874
FUS	264	100	264	30,894
TOTALS	2,695		2,448	286,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	105.3990	125.16	306,392	1984	2009	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 2170 HX Base Yr



29173 ST MARYS CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	286,477
TOTAL MARKET OB/XF VALUE	46,085
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	412,562
SOH/AGL Deduction	0
ASSESSED VALUE	412,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,562
TOTAL JUST VALUE	412,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985555	ADDITION	23,000	11/01/1998
8339	ADDITION	22,892	08/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1964	9/23/2020	WD	Q	I	01	420,000
GRANTOR: DAVIDSON JAY & TERESA						
GRANTEE: SIMMONS ASHLEY SUMM						
2102/0330	2/15/2017	WD	Q	I	01	350,000
GRANTOR: O'CARROLL MARK T						
GRANTEE: DAVIDSON JAY & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 BAS=[YR=1993] W11 N4 W3 N4 W14 S32
BAS=[YR=2014] W7 S11 FGR=[YR=1999] S20 E24 N20 FOP=[YR=2014]
E9 N5 BAS=[YR=2014] N6 W9 S6 E9$ W9 S5$ W24$ E24 N11 W17$ E28
N24 $ S20 E20 N20 $ PTR= E15 FUS=[YR=1993] E14 S4
FUS=[YR=1998] E11 S24 W11 N24 $ S24W14 N28 $ 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
2	0300	BOAT DCK W	0	0	46	7	322.00	SF	40.00	40.00	100	2000	2000	3	29	3,735	
4	0310	AL GANG WY	0	0	0	0	12.00	LF	115.00	115.00	100	1984	1984	3	20	276	
5	0810	CONCRETE A	0	0	24	18	432.00	SF	6.50	6.50	100	2000	2000	3	80	2,246	
6	1242	WD DECK A	0	0	31	18	558.00	SF	15.00	15.00	100	2018	2018	3	86	7,198	
7	1242	WD DECK A	0	0	18	8	144.00	SF	15.00	15.00	100	2000	2000	3	20	432	
8	0920	CWALL-WD/M	0	0	0	0	96.00	LF	390.00	390.00	100	2018	2018	3	86	32,198	

LAND DESCRIPTION

TOTAL OB/XF 46,085

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	000132	C	SFR RIVER	0	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/18/2021 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS