BLOCK 5 LOT 1
ST MARYS HIGHLANDS PB 5/12-13

GRANT RHONDA & EARL
PO BOX 717
HILLIARD, FL 32046

2023

41-4N-23-2100-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

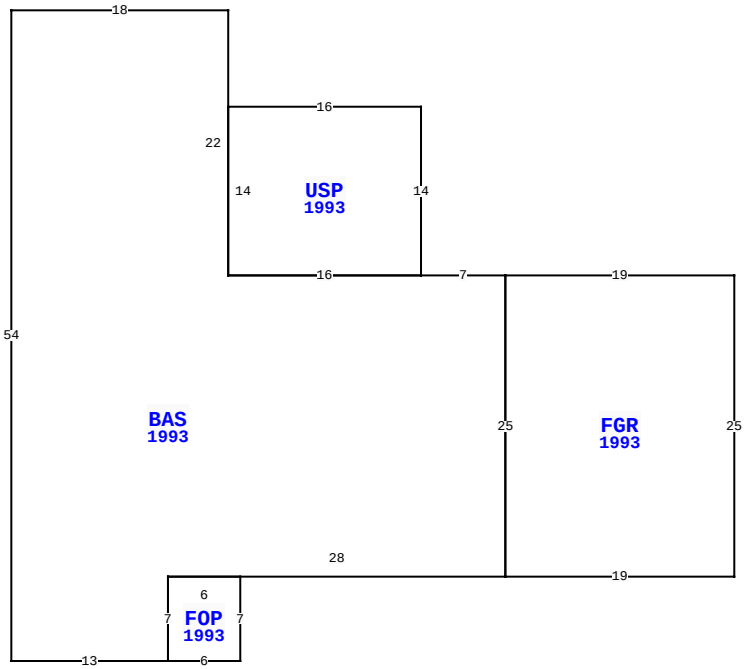
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,512	100	1,512	142,798
FGR	475	55	261	24,650
FOP	42	30	13	1,227
USP	224	30	67	6,327
TOTALS	2,253		1,853	175,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,853	118.7025	140.96	261,199	1971	1976	0	0	0	33.00	67.00

1 SNGL FAM – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



29194 ST MARYS CIR, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,003
TOTAL MARKET OB/XF VALUE		3,769
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		208,772
SOH/AGL Deduction		81,663
ASSESSED VALUE		127,109
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,109
TOTAL JUST VALUE		208,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0408	12/03/2019	SW	U	I	11	100
GRANTOR: RITSMA VIVIAN						
GRANTEE: GRANT RHONDA & EARL						
1737/1424	5/06/2011	WD	U	I	19	75,000
GRANTOR: FOWLER JOLENE J P/R						
GRANTEE: RITSMA VIVIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 BAS=[YR=1993] W7 USP=[YR=1993] N14 W16 S14 E16$ W16 N22 W18 S54 E13 FOP=[YR=1993] E6 N7 W6 S7$ N7 E28 N25$ S25 E19 N25 $.

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	10	100.00	SF	30.00	30.00	100	1987	1987	3	20	600	
2	0810	CONCRETE A	0	100	30	19	570.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,019	
3	0803	ASPHALT C	0	100	50	23	1,150.00	SF	2.00	2.00	100	1990	1990	3	50	1,150	

LAND DESCRIPTION

TOTAL OB/XF 3,769

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	000115	C	SFR ACRES	100	0005	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS