PT OF EDWARD DIXON GRANT
SEC'S 42 & 49-4N-23E IN
OR 2233/580 (EX UTIL ESMT

PENNINGTON HEATHER R
28000 LIBERTY TR
HILLIARD, FL 32046

2023

42-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

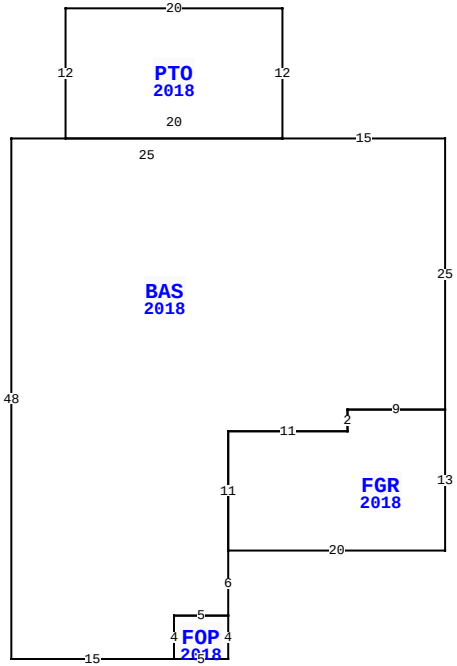
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100	1,462	168,301
FGR	238	55	131	15,080
FOP	20	30	6	690
PTO	240	5	12	1,381
TOTALS	1,960		1,611	185,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	129.4992	116.87	188,278	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1462 HX Base Yr 2020



28000 LIBERTY TR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,454
TOTAL MARKET OB/XF VALUE		2,752
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		230,206
SOH/AGL Deduction		65,722
ASSESSED VALUE		164,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,484
TOTAL JUST VALUE		230,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009759	CO ISSUED	0	09/25/2018
18007329	NEW CONSTR	182,889	07/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0580	10/24/2018	WD	Q	I	01	158,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: PENNINGTON HEATHER						
2210/1890	7/11/2018	QC	U	V	11	100
GRANTOR: PENNINGTON HEATHER						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 PTO=[YR=2018] N12 W20 S12 E20$ W25 S48 E15 FOP=[YR=2018] E5 N4 W5 S4$ N4 E5 N6 FGR=[YR=2018] E20 N13 W9 S2 W11 S11$ N11 E11 N2 E9 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	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2018	2018	3	98	2,752	

LAND DESCRIPTION

TOTAL OB/XF 2,752

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		OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,000							

REVIEW DATE 11/27/2018 BY TW Total Acres: 1.40 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS