PT OF SEC 48-4N-23E &
SEC 49-4N-23E IN OR 1307/1392
& PT OR 1339/422

CREEKMORE STACY J & NANCY K
28246 TRACY ROAD
HILLIARD, FL 32046

2023

48-4N-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

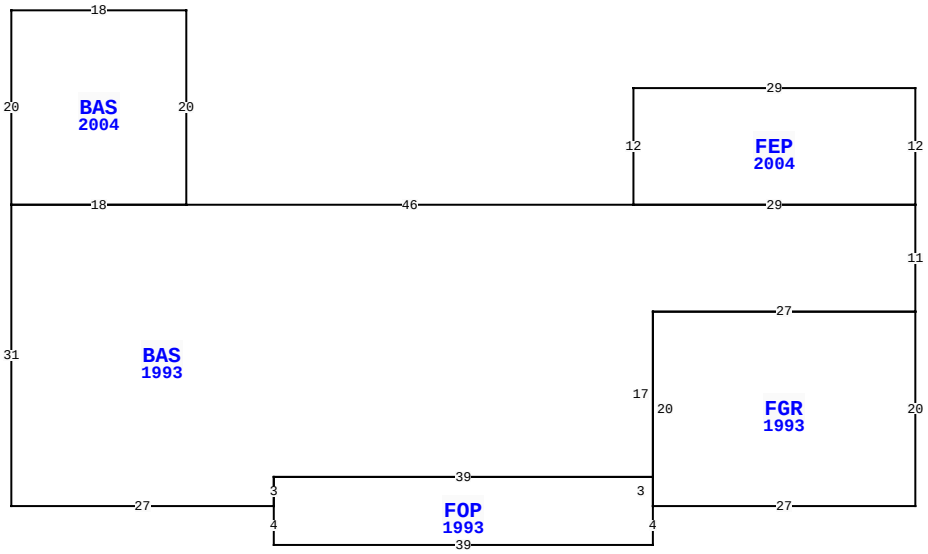
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100	2,226	248,102
BAS	360	100	360	40,124
FEP	348	80	278	30,985
FGR	540	55	297	33,102
FOP	273	30	82	9,139
TOTALS	3,747		3,243	361,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,243	121.5000	144.28	467,900	1982	1995	0	0	0	22.75	77.25

1 SNGL FAM – 100% - 2006 Heated Area: 2586 HX Base Yr 2006



28246 TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,526
TOTAL MARKET OB/XF VALUE		17,316
TOTAL LAND VALUE - MARKET		120,460
TOTAL MARKET VALUE		510,302
SOH/AGL Deduction		253,450
ASSESSED VALUE		256,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,852
TOTAL JUST VALUE		510,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001355	REPAIR/RRF	34,000	01/24/2022
B15574	ADDITION	35,500	07/01/2005
R07880	REPAIR/RRF	7,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/0422	7/29/2005	WD	Q	V		136,900
GRANTOR: CONNER CATHY JOHNSON						
GRANTEE: CREEKMORE STACY J &						
1307/1392	4/07/2005	WD	Q	I		350,000
GRANTOR: CONNER CATHY J & WILL						
GRANTEE: CREEKMORE STACY J &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2004] W29 S12 BAS=[YR=1993] W46 BAS=[YR=2004] N20 W18 S20 E18 $ W18 S31 E27 FOP=[YR=1993] S4 E39 N4 FGR=[YR=1993] E27 N20 W27 S20 $ N3 W39 S3 $ N3 E39 N17 E27 N11 W29 $ E29 N12 $.

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	7,985.00	SF	4.00	4.00	100	1985	1985	3	49.5	15,810	
2	1127	BRICK 8"	0	100	0	0	120.00	SF	11.00	11.00	100	1985	1985	3	82	1,082	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	1985	1985	3	23	138	
4	0461	IRON FENCE	0	100	0	0	56.00	SF	8.50	8.50	100	1985	1985	3	60	286	

LAND DESCRIPTION

TOTAL OB/XF 17,316

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	6.34	AC		1.00	1.00	1.00	19,000.00	19,000.00	120,460							

REVIEW DATE 07/27/2021 BY TWA Total Acres: 6.34 Total Land Value: 120,460 Market: 0 Agricultural: 0 Common: 120,460 PRINTED 08/02/2023 BY SYS

PT OF SEC 48-4N-23E &
SEC 49-4N-23E IN OR 1307/1392
& PT OR 1339/422

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HILLIARD, FL 32046

2023

48-4N-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

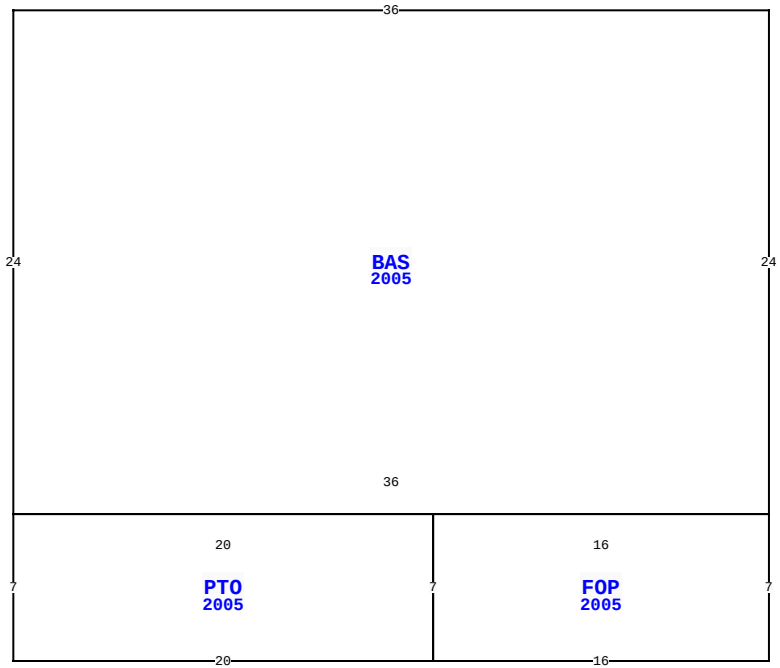
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	10,572
FOP	112	30	34	416
PTO	140	5	7	86
TOTALS	1,116		905	11,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	905	46.0000	16.10	14,570	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2006 Heated Area: 864 HX Base Yr 2006



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28246 TRACY RD, HILLIARD

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1307/1392	4/07/2005	WD	Q	I		350,000
GRANTOR: CONNER CATHY J & WILL						
GRANTEE: CREEKMORE STACY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 S24 PTO=[YR=2005] S7 E20 FOP=[YR=2005] E16 N7 W16 S7$ N7 W20$ E36 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/27/2021 BY TWA Total Acres: 6.34 Total Land Value: 120,460 Market: 0 Agricultural: 0 Common: 120,460 PRINTED 08/02/2023 BY SYS