

IN OR 1436/1489
EX 4-4
1992 FLEE SW/MH

SIMMONS STEPHEN DANIEL
26161 PIONEER TL
HILLIARD, FL 32046

2024

02-2N-23-0000-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,848	100	1,848	220,008
FGR	308	55	169	20,120
FOP	162	30	49	5,833
FSP	204	40	82	9,762
TOTALS	2,522		2,148	255,724

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	20	12	240.00	SF	6.50	6.50	100	2015	2015	3	95

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	6.20	AC		1.00	1.00	1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	6.20	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	98.6958	123.37	264,999	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM - 100% - 2008

26161 PIONEER TR, HILLIARD

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		255,724	
TOTAL MARKET OB/XF VALUE		1,482	
TOTAL LAND VALUE - MARKET		177,800	
TOTAL MARKET VALUE		319,500	
SOH/AGL Deduction		113,456	
ASSESSED VALUE		206,044	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		156,044	
TOTAL JUST VALUE		435,006	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		423,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010277	NEW SHINGLES	16,415	08/10/2023
B1429626	CO ISSUED	0	05/22/2015
B1429626	NEW CONSTR	227,195	11/28/2014
C4901	CO ISSUED	0	02/01/2007
MH4901	MH MOVE-ON	0	02/01/2007
P12129	OTHER	0	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1435/1489	8/14/2006	WD	Q	V		132,000	
GRANTOR: CARROLL NOAH & LOUISE							
GRANTEE: SIMMONS STEPHEN DAN							

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BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2015] W31 FSP=[YR=2015] N12 W17 S12 E17\$ W30 S38 E12 FOP=[YR=2015] E27 FGR=[YR=2015] E22 N14 W22 S14\$ N6 W27 S6\$ N6 E27 N8 E22 N24\$.														

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2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	6.20	AC		1.00	1.00	1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	6.20	AC		1.00	1.00	1.00