

PT S1/2 OF SW1/4 & PT SW1/4 OF
SE1/4 OF SEC 2-2N-23E
IN OR 666/1082, OR 667/802,

SMITH ROLAND H JR & GENEVA L/
23394 SMITH RD N
HILLIARD, FL 32046

2024

02-2N-23-0000-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,456	100
BAS	96	100
FCP	352	25
FOP	360	30
FST	128	55
SFB	210	80
TOTALS	2,602	1,986

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,986	110.2500	104.74	208,014	1946	1966	0	0	21.50	78.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1720 HX Base Yr												
23394 N SMITH RD, HILLIARD												
BLD DATE: 06/13/2023 MLU												

NASSAU COUNTY PROPERTY			PAGE 1 of 1		6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6			Tax Dist:		
BUILDING MARKET VALUE			163,291		
TOTAL MARKET OB/XF VALUE			8,921		
TOTAL LAND VALUE - MARKET			291,425		
TOTAL MARKET VALUE			228,113		
SOH/AGL Deduction			110,868		
ASSESSED VALUE			117,245		
TOTAL EXEMPTION VALUE			HX HB	50,000	
BASE TAXABLE VALUE			67,245		
TOTAL JUST VALUE			463,637		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			456,243		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1946
2	0681	POLE SHED	0	100	47	39	1,833.00	SF	15.00	15.00	100	1950
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1985
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2006
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2004

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00
2	005902	A	HARDWOOD SI	0			0.00	0.00	12.45	AC		1.00
3	005500	A	TIMBER 2 SI	0			0.00	0.00	20.06	AC		1.00
4	005600	A	TIMBER 3 SI	0			0.00	0.00	18.86	AC		1.00
5	009530	C	POND	100			0.00	0.00	1.83	AC		1.00
6	009910	M	MKT. VAL. AG	0			0.00	0.00	51.37	AC		1.00
TOTAL OB/XF 8,921												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00
2	005902	A	HARDWOOD SI	0			0.00	0.00	12.45	AC		1.00
3	005500	A	TIMBER 2 SI	0			0.00	0.00	20.06	AC		1.00
4	005600	A	TIMBER 3 SI	0			0.00	0.00	18.86	AC		1.00
5	009530	C	POND	100			0.00	0.00	1.83	AC		1.00
6	009910	M	MKT. VAL. AG	0			0.00	0.00	51.37	AC		1.00