PT OF NE1/4 & SE1/4 OF
SEC 3-1N-23E IN OR 2449/1729
(EX OR 2013/1152 & OR 2098/214

THOMPSON GERALD KEITH & PAULA/
19021 MAGNOLIA VIEW LN
HILLIARD, FL 32046

**2024**

**03-1N-23-0000-0001-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

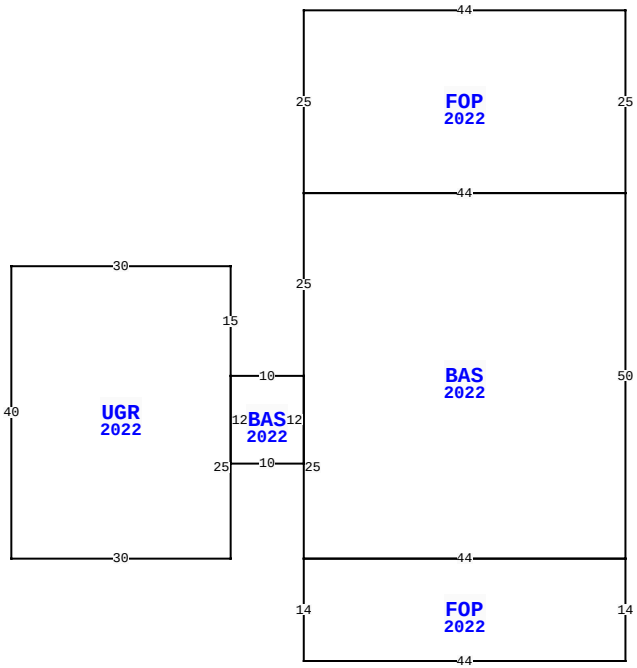
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 120 | 100 | 120 | 11,988 |
| BAS | 2,200 | 100 | 2,200 | 219,776 |
| FOP | 616 | 30 | 185 | 18,481 |
| FOP | 1,100 | 30 | 330 | 32,966 |
| UGR | 1,200 | 45 | 540 | 53,945 |
| TOTALS | 5,236 | | 3,375 | 337,156 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,375 | 80.3160 | 100.40 | 338,850 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 2320 HX Base Yr 2023




19021 MAGNOLIA VIEW LN, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 337,156 |
| TOTAL MARKET OB/XF VALUE | | 19,340 |
| TOTAL LAND VALUE - MARKET | | 284,408 |
| TOTAL MARKET VALUE | | 401,505 |
| SOH/AGL Deduction | | 140,435 |
| ASSESSED VALUE | | 261,070 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 211,070 |
| TOTAL JUST VALUE | | 640,904 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 618,741 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21004901 | CO ISSUED | 0 | 08/01/2022 |
| 21013788 | NEW CONSTR | 467,358 | 10/08/2021 |
| 21013560 | GARAGE | 50 | 10/05/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2449/1729 | 3/19/2021 | WD | Q | V | 02 | 300,000 |
| GRANTOR: CONNER CHAD C | | | | | | |
| GRANTEE: THOMPSON GERALD KEI | | | | | | |
| 2000/0745 | 8/27/2015 | TD | Q | V | 02 | 315,300 |
| GRANTOR: SHEFFIELD J HOWARD TR | | | | | | |
| GRANTEE: CONNER CHAD C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-44,25] S25 S25 E44 N50 W44 $
UGR=[YR=2022;ORIG=-54,50] N15 W30 S40 E30 N25 $
FOP=[YR=2022;ORIG=0,0] W44 S25 E44 N25 $
FOP=[YR=2022;ORIG=-44,75] S14 E44 N14 W44 $
BAS=[YR=2022;ORIG=-44,50] W10 S12 E10 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 | 0681 | POLE SHED | 0 | 100 | 60 | 40 | 2,400.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 44 | 15,840 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2022 | 2022 | 3 | 100 | 3,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,340

| 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 | 005000 | C | RURAL HOME | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 006005 | A | PAST/GRAZE | 0 | | OR | 0.00 | 0.00 | 35.43 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 13,109 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 1,900 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 45.43 | AC | | 1.00 | 1.00 | 0.70 | 8,000.00 | 5,600.00 | 254,408 | | | | | | | |

REVIEW DATE 09/15/2022 BY WW Total Acres: 46.43 Total Land Value: 45,009 Market: 254,408 Agricultural: 15,009 Common: 30,000 PRINTED 08/06/2024 BY SYS