

EDWARDS CHARLES L & ANGELA LEE/
14080 UNCLE CHARLIES CIR
HILLIARD, FL 32046

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 80

Exterior Wall05AVERAGE 20

Roof Structure08IRREGULAR 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3100

Frame Stories Units02WOOD FRAME 100
2.100
0100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE6000PASTURELAND 1

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,1341002,134229,723

FGR5065527829,926

FOP21030636,782

FOP27230828,827

FUS1,2521001,252134,777

UST11445515,490

TOTALS4,4883,860415,525

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900013,86096.8715121.09467,407200720070011.1088.90

1 SNGL FAM - 100% - 2008Heated Area: 3386HX Base Yr 2008

BLD DATE03/03/2023NW

XF DATELGL DATE

INC DATELAND DATEAG DATE

06/02/2023MLU

EXTRA FEATURES

L NOBJXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100200720073911,820

20940SHEDS/PORT01001611176.00SF30.0030.00100200720073311,637

30812CONCRETE C0100002,697.00SF4.004.00100200720073889,493

40825BRICK01000027.00SF12.5012.5010020072007397327

50680POLE SHED01002016320.00SF10.0010.00100201720173842,688

60510GARAGE WD-01002420480.00SF35.0035.00100200820083528,736

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT ADJ DPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1005000C RURAL HOME1000004OR0.000.003.00AC1.001.001.0025,000.0025,000.0075,000

2006005A PAST/GRAZE0OR0.000.002.00AC1.001.001.00370.00370.00740

3009910M MKT.VAL.AG0OR0.000.002.00AC1.001.001.0019,000.0019,000.0038,000

REVIEW DATE02/17/2023BYWWXTotal Acres: 5.00Total Land Value: 75,740Market: 38,000Agricultural: 740Common: 75,000PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE415,525

TOTAL MARKET OB/XF VALUE24,701

TOTAL LAND VALUE - MARKET113,000

TOTAL MARKET VALUE515,966

SOH/AGL Deduction255,767

ASSESSED VALUE260,199

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE210,199

TOTAL JUST VALUE553,226

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE536,646

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / VRSN CD SALE PRICE

1444/11619/14/2006WDQV100,000

GRANTOR: RYALS LINDA

GRANTEE: EDWARDS CHARLES L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 N2 FOP=[YR=2007] N8 W35 S10 E7 N2 E6 S2 E7 N2 U3 R3 E9 D3 R3 \$ L3 U3 W9 L3 D3 S2 W7 N2 W6 S2 W23 S31 E19 S5 FOP=[YR=2007] S6 E35 N6 W35\$ E35 N5 FGR=[YR=2007] E23 N22 W23 S22\$ N22 E23 N9\$ PTR=N25 UST=[YR=2007] N6 FUS=[YR=2007] N7 E19 S2 E22 N16 E13 S14 E23 S11 W23 S9 W5 S7 W4 N7 W8 N7 W4 S7 W5 S7 W4 N7 W5 N13 W19\$ E19 S6 W19\$ S25\$.