

BROWN TIMOTHY L
23714 LULU LN
HILLIARD, FL 32046

03-2N-23-0000-0009-0030

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

12 MODULAR MT 100

05 DRYWALL 100

14 CARPET 90

12 HARDWOOD 10

03 CENTRAL 100

04 AIR DUCTED 100

2 100
2 100

02 WOOD FRAME 100

1. 1. 100
0 100

00 NONE 100

06 Quality Level 06

5000 IMPROVED AG

MKT AREA

09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4401001,440153,201

UOP9922019821,065

UOP6082012212,980

TOTALS

3,040

1,760

187,245

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

OB/XF MKT VALUE

NOTES

1 0510 GARAGE WD- 0 100 36 24 720.00 SF 35.00 35.00 100 2000 2000 3 28 7,056

2 0811 CONCRETE B 0 100 30 24 864.00 SF 4.42 4.42 100 2000 2000 3 79 3,017

3 0940 SHEDS/POR 0 100 24 6 144.00 SF 30.00 30.00 100 2002 2002 3 20 864

4 0680 POLE SHED 0 100 36 10 360.00 SF 10.00 10.00 100 2002 2002 3 30 1,080

5 0681 POLE SHED 0 100 15 9 135.00 SF 15.00 15.00 100 2002 2002 3 30 608

6 0810 CONCRETE A 0 100 30 12 360.00 SF 6.50 6.50 100 2005 2005 3 86 2,012

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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 005601 A TIMB2-3 SI 0 OR 0.00 0.00 9.57 AC 1.00 1.00 1.00 350.00 350.00 3,350

3 005901 A HARDWOOD SI 0 OR 0.00 0.00 3.00 AC 1.00 1.00 1.00 225.00 225.00 675

4 009910 M MKT.VAL.AG 0 OR 0.00 0.00 12.57 AC 1.00 1.00 1.00 15,000.00 15,000.00 188,550

REVIEW DATE

05/20/2020

BY

TWA

Total Acres:

13.57

Total Land Value:

34,025

Market:

188,550

Agricultural:

4,025

Common:

30,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

0

0

10.25

% COND

0100 01 1,760 124.7750 118.54 208,630 2002 2002 0 0 10.25 89.75

SINGLE FAM - 100% - 2017

Heated Area: 1440

HX Base Yr 2017

UOP 2011

UOP 2002

UOP 2003

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] N8W76S8E76\$UOP=[YR=2003] W8 BAS=[YR=2002] W60 S24 E60N24\$ S24 W60 N24 W8 S32 E76 N32\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

187,245

TOTAL MARKET OB/XF VALUE

14,637

TOTAL LAND VALUE - MARKET

218,550

TOTAL MARKET VALUE

235,907

SOH/AGL Deduction

100,923

ASSESSED VALUE

134,984

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

84,984

TOTAL JUST VALUE

420,432

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

412,526

PERMIT NUM

DESCRIPTION

AMT

ISSUED

230007985 ROOF - METAL 30,000 06/22/2023

B0108094 NEW CONSTR 70,000 03/01/2001

E017881 TEMP POLE 0 03/01/2001

B007204 NEW CONSTR 28,800 06/01/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2076/1035 9/29/2016 WD Q I 01 205,000

GRANTOR: MOODY MILDRED F

GRANTEE: BROWN TIMOTHY L

1937/1642 9/17/2014 WD U I 11 100

GRANTOR: THOMAS CECIL J

GRANTEE: THOMAS CECIL J & MI