PT GOVT LOTS 6 & 7 OF
SEC 4-1N-23E IN OR 2055/8

ALFORD HASKELL M & AMANDA A/
17464 HOOT OWL HOLLOW
HILLIARD, FL 32046

2024

04-1N-23-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

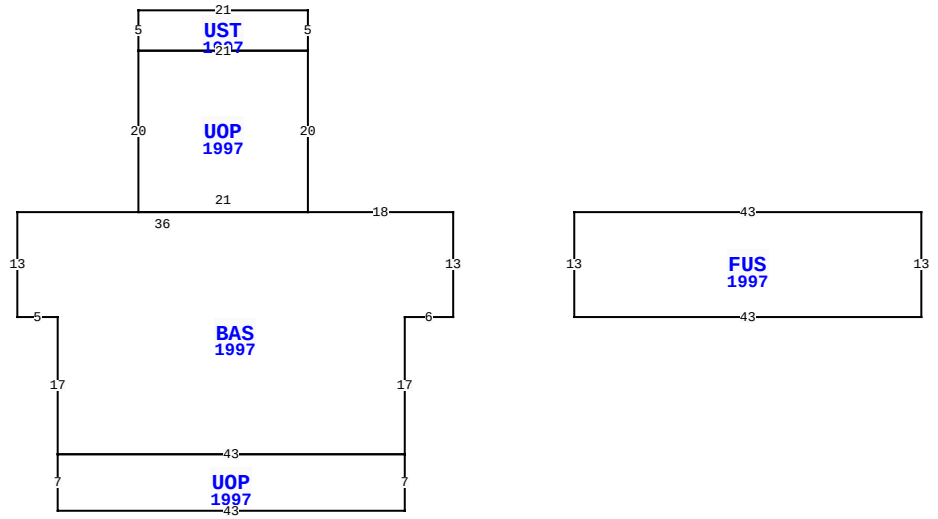
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,433	100	1,433	128,450
FUS	559	100	559	50,107
UOP	301	20	60	5,378
UOP	420	20	84	7,529
UST	105	45	47	4,213
TOTALS	2,818		2,183	195,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	89.0820	111.35	243,077	1997	1997	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2017 Heated Area: 1992 HX Base Yr 2017



17464 HOOT OWL HOLW, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		195,677
TOTAL MARKET OB/XF VALUE		9,039
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		394,716
SOH/AGL Deduction		224,712
ASSESSED VALUE		170,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,004
TOTAL JUST VALUE		394,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/0008	6/10/2016	WD	Q	I	01	230,000
GRANTOR: CLARKSON JAMES & BETT						
GRANTEE: ALFORD HASKELL M &						
1552/0511	2/22/2008	QC	U	I	01	111,000
GRANTOR: CLARKSON BETTY A						
GRANTEE: CLARKSON JAMES & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 UOP=[YR=1997] N20 UST=[YR=1997] N5 W21 S5 E21$ W21 S20 E21$ W36 S13 E5 S17 UOP=[YR=1997] S7 E43 N7 W43$ E43 N17 E6 N13$ PTR= E15 FUS=[YR=1997] E43 S13 W43 N13$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0681	POLE SHED	0	100	16	14	224.00	SF	11.25	11.25	100	2010	2010	3	60	1,512	
3	0350	CARPORT WD	0	100	28	16	448.00	SF	13.00	13.00	100	2010	2010	3	45	2,621	
4	0940	SHEDS/PORT	0	100	14	8	112.00	SF	21.30	21.30	100	2010	2010	3	45	1,074	
5	1242	WD DECK A	0	100	0	0	393.00	SF	7.50	7.50	100	2008	2008	3	35	1,032	

LAND DESCRIPTION

TOTAL OB/XF 9,039

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS