IN OR 1689/998

CARTER CHARLES & SHANNON A/
17750 HOOT OWL HOLLOW
HILLIARD, FL 32046

2024

04-1N-23-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

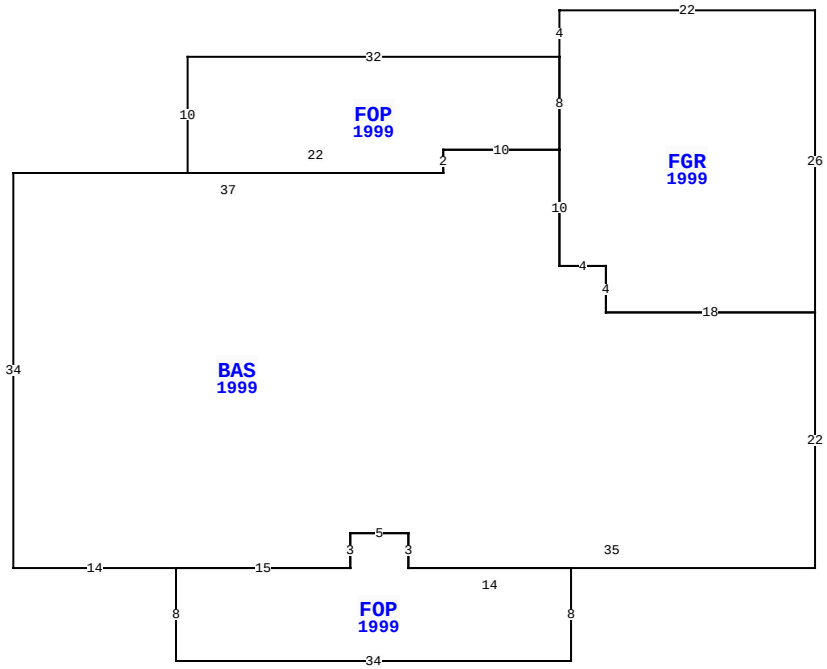
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,103	100	2,103	228,806
FGR	556	55	306	33,292
FOP	287	30	86	9,357
FOP	300	30	90	9,792
TOTALS	3,246		2,585	281,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,585	101.5056	126.88	327,985	1999	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2011 Heated Area: 2103 HX Base Yr 2011



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

17750 HOOT OWL HOLW, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		281,247
TOTAL MARKET OB/XF VALUE		5,656
TOTAL LAND VALUE - MARKET		152,000
TOTAL MARKET VALUE		438,903
SOH/AGL Deduction		261,891
ASSESSED VALUE		177,012
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,012
TOTAL JUST VALUE		438,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012035	REPAIR/RRF	18,988	08/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1689/0998	7/15/2010	WD	U	I	11	230,000
GRANTOR: FANNIE MAE						
GRANTEE: CARTER CHARLES & SH						
1672/0378	4/16/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W22 S4 FOP=[YR=1999] W32 S10 E22 N2 E10 N8$ S8 BAS=[YR=1999] W10 S2 W37 S34 E14 FOP=[YR=1999] S8 E34 N8 W14 N3 W5 S3 W15$ E15 N3 E5 S3 E35 N22 W18 N4 W4 N10$ S10 E4 S4 E18 N26$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1999	1999	3	20	818	
2	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	100	1999	1999	3	77	3,801	
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2004	2004	3	36	1,037	

LAND DESCRIPTION

TOTAL OB/XF 5,656

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	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 11/17/2022 BY WWX Total Acres: 8.00 Total Land Value: 152,000 Market: 0 Agricultural: 0 Common: 152,000 PRINTED 08/06/2024 BY SYS