PT N1/2 OF SEC 4-3N-23E
IN OR 2705/1888
(EX OR 724/283 & OR 1376/1721

GUYNN FLOYD R
31555 CR 121
HILLIARD, FL 32046

2024

04-3N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

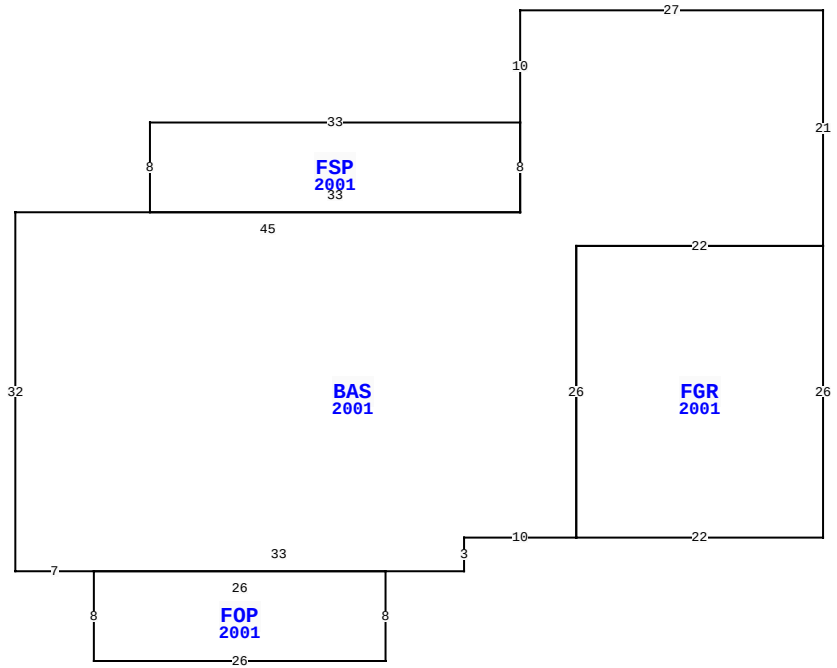
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,122	100	2,122	219,155
FGR	572	55	315	32,533
FOP	208	30	62	6,403
FSP	264	40	106	10,947
TOTALS	3,166		2,605	269,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,605	94.6944	118.37	308,354	2001	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2001 Heated Area: 2122 HX Base Yr 2001



17223 TURKEY CREEK PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 DC
INC DATE		AG DATE	03/20/2024 DC

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	0811	CONCRETE B	0	100	26	24	624.00	SF	5.20	5.20	100	2001	2001	3	80	2,596	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2001	2001	3	27	11,016	
3	0845	KOOL DECK	0	100	0	0	690.00	SF	7.25	7.25	100	2001	2001	3	80	4,002	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
5	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	2001	2001	3	29	2,506	
6	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2001	2001	3	29	418	
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2001	2001	3	29	626	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
10	0530	STBL WD	0	100	48	24	1,152.00	SF	30.00	30.00	100	2003	2003	3	32	11,059	

TOTAL OB/XF 47,198

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,039
TOTAL MARKET OB/XF VALUE		49,438
TOTAL LAND VALUE - MARKET		461,415
TOTAL MARKET VALUE		397,956
SOH/AGL Deduction		201,312
ASSESSED VALUE		196,644
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,644
TOTAL JUST VALUE		779,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008137	CO ISSUED	0	07/31/2019
19006649	MH MOVE-ON	0	06/21/2019
B1633016	XFOB	0	09/30/2016
E14341	ELEC OTHER	0	02/01/2005
E018301	NEW CONSTR	0	07/01/2001
B995742	NEW CONSTR	120,000	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/536	7/17/2024	QC	U	I	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: GUYNN FLOYD R						
2705/1888	4/15/2024	QC	U	I	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: ANGLE AMY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W27 S10 FSP=[YR=2001] W33 S8 E33 N8 $ S8 W45 S32 E7 FOP=[YR=2001] S8 E26 N8 W26 $ E33 N3 E10 FGR=[YR=2001] E22 N26 W22 S26 $ N26 E22 N21 $.

LAND DESCRIPTION

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	40.20	AC		1.00	1.00	1.00	370.00	370.00	14,874							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.63	AC		1.00	1.00	1.00	190.00	190.00	1,830							
4	009530	C	POND	100		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,775							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	49.83	AC		1.00	1.00	1.00	8,000.00	8,000.00	398,640							

REVIEW DATE 05/26/2023 BY WWX Total Acres: 52.94 Total Land Value: 79,479 Market: 398,640 Agricultural: 16,704 Common: 62,775 PRINTED 08/06/2024 BY SYS

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NEIGHBORHOOD/LOC	9001.00		

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TOTALS				

MARKET ADJUSTMENTS

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,644
TOTAL JUST VALUE		779,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951031	H/AC	0	03/03/1995
B951661	NEW CONSTR	125,000	02/01/1995
7246	MH MOVE-ON	35,000	04/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/536	7/17/2024	QC	U	I	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: GUYNN FLOYD R						
2705/1888	4/15/2024	QC	U	I	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: ANGLE AMY C						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 DC
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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

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