

PT OF GOVT LOT 4
IN OR 2497/466
ESMT IN OR 1521/1668 &

SCARBOROUGH LORI L
391200 PROSPECT LANDING RD
HILLIARD, FL 32046-6681

2024

04-4N-24-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

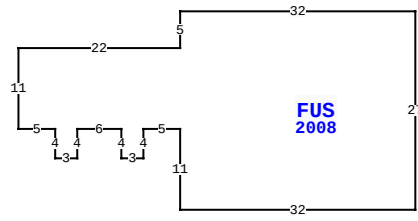
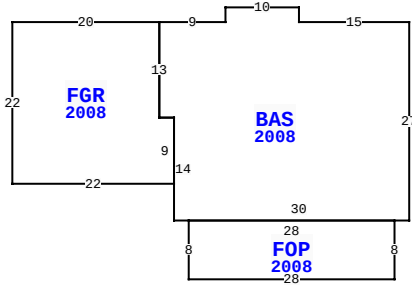
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	108,698
FGR	458	55	252	30,101
FOP	224	30	67	8,003
FUS	1,130	100	1,130	134,977
TOTALS	2,722		2,359	281,781

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	352.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	12.25

REVIEW DATE 08/04/2021 BY TWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,359	102.7530	128.44	302,990	2008	2008	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2022 Heated Area: 2040 HX Base Yr 2022												



391200 PROSPECT LANDING RD, HILLIARD									
BLD DATE 01/02/2009					KK				
XF DATE					LGL DATE				
INC DATE					LAND DATE				
					AG DATE				
					05/22/2023 MLU				

TOTAL OB/XF									
5,279									

Total Acres: 12.25 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					281,781				
TOTAL MARKET OB/XF VALUE					5,279				
TOTAL LAND VALUE - MARKET					147,000				
TOTAL MARKET VALUE					434,060				
SOH/AGL Deduction					120,266				
ASSESSED VALUE					313,794				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					263,794				
TOTAL JUST VALUE					434,060				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					421,472				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18968	ELEC OTHER	2,000	03/01/2007
M12807	MECH OTHER	0	03/01/2007
P12274	OTHER	0	03/01/2007
C19480	CO ISSUED	0	02/01/2007
R10115	REPAIR/RRF	5,000	02/01/2007
B19480	NEW CONSTR	155,298	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2497/0466	9/15/2021	WD	Q	I	01	379,900	
GRANTOR: FOWLER CHRISTOPHER D							
GRANTEE: SCARBOROUGH LORI L							
2497/0464	9/12/2021	WD	U	I	11	100	
GRANTOR: BARE HAROLD D III & J							
GRANTEE: FOWLER CHRISTOPHER							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2008] W15 N2 W10 S2 W9 FGR=[YR=2008] W20 S22 E22 N9 W2 N13 S S13 E2 S14 E2 FOP=[YR=2008] S8 E28 N8 W28\$ E30 N27\$ PTR=E15 FUS=[YR=2008] E22 N5 E32 S27 W32 N11 W5 S4 W3 N4 W6 S4 W3 N4 W5 N11\$ W15\$.