IN OR 1327/766
PT OF GOVT LOT 4

HALL JOEL
391066 PROSPECT LANDING ROAD
HILLIARD, FL 32046

2024

04-4N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

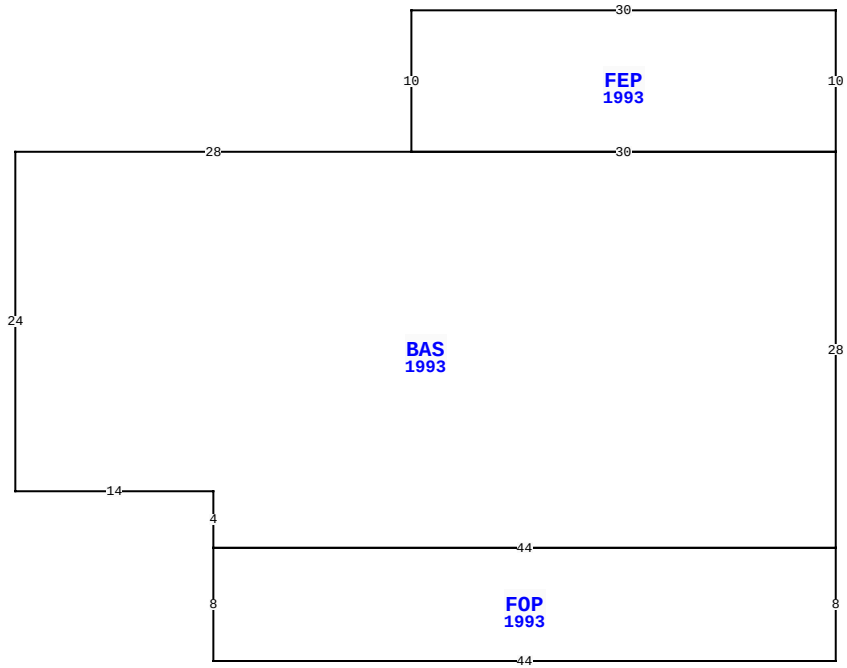
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	166,387
FEP	300	80	240	25,468
FOP	352	30	106	11,248
TOTALS	2,220		1,914	203,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	131.4082	124.84	238,944	1988	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1568 HX Base Yr 2007



391066 PROSPECT LANDING RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,852
TOTAL MARKET OB/XF VALUE		40,483
TOTAL LAND VALUE - MARKET		137,940
TOTAL MARKET VALUE		490,275
SOH/AGL Deduction		195,728
ASSESSED VALUE		294,547
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		239,547
TOTAL JUST VALUE		490,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010369	REPAIR/RRF	6,500	10/27/2020
E985140	NEW CONSTR	700	08/01/1998
E973245	NEW CONSTR	500	03/01/1997
7567	MH MOVE-ON	12,500	11/29/1988
4854	NEW CONSTR	1,800	03/04/1988
2463	H/AC	2,600	02/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/0766	6/21/2005	WD	Q	I		342,500
GRANTOR: HURST RICHARD R						
GRANTEE: HALL JOEL & JENNIFE						
1067/1249	7/10/2002	WD	Q	I		240,000
GRANTOR: FORBESS THOMAS J & PA						
GRANTEE: HURST RICHARD R						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W30 S10 BAS=[YR=1993] W28 S24 E14
S4FOP=[YR=1993] S8 E44 N8 W44$ E44 N28 W30$ E30 N10$.

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	0350	CARPORT WD	0	100	32	30	960.00	SF	16.25	16.25	100	1985	1985	3	20	3,120	
2	0811	CONCRETE B	0	100	0	0	634.00	SF	5.20	5.20	100	1985	1985	3	47	1,549	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	100	1992	1992	3	64	2,639	
5	0680	POLE SHED	0	100	0	0	1,248.00	SF	7.50	7.50	100	2004	2004	3	36	3,370	
6	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2005	2005	3	40	1,440	
7	0510	GARAGE WD-	0	100	40	28	1,120.00	SF	35.00	35.00	100	2009	2009	3	56	21,952	
8	0812	CONCRETE C	0	100	0	0	1,242.00	SF	4.00	4.00	100	2004	2004	3	84	4,173	

LAND DESCRIPTION

TOTAL OB/XF 40,483

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	0005	OR	0.00	0.00	7.26	AC		1.00	1.00	1.00	19,000.00	19,000.00	137,940							

REVIEW DATE 03/22/2021 BY TWX Total Acres: 7.26 Total Land Value: 137,940 Market: 0 Agricultural: 0 Common: 137,940 PRINTED 08/06/2024 BY SYS

IN OR 1327/766
PT OF GOVT LOT 4

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HILLIARD, FL 32046

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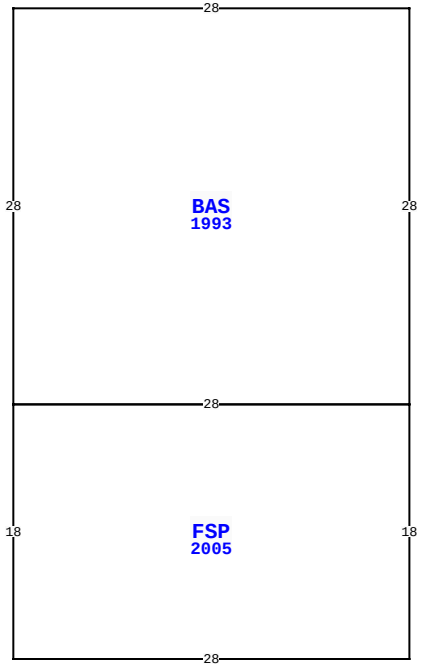
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	784	100	784	86,471
FSP	504	40	202	22,280
TOTALS	1,288		986	108,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	986	135.0000	128.25	126,454	1985	1995	0	0	0	14.00	86.00

2 SINGLE FAM – 0% - 2007 Heated Area: 784 HX Base Yr 2007



391066 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE		490,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2868	NEW CONSTR	0	01/07/1988
4586	NEW CONSTR	52,961	01/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/0766	6/21/2005	WD	Q	I		342,500
GRANTOR: HURST RICHARD R						
GRANTEE: HALL JOEL & JENNIFE						
1067/1249	7/10/2002	WD	Q	I		240,000
GRANTOR: FORBESS THOMAS J & PA						
GRANTEE: HURST RICHARD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S28 FSP=[YR=2005] S18 E28 N18 W28 $ E28 N28 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2021 BY TWX Total Acres: 7.26 Total Land Value: 137,940 Market: 0 Agricultural: 0 Common: 137,940 PRINTED 08/06/2024 BY SYS