PT GOVT LOT 1 OF SEC 5-1N-23E
IN OR 2587/664
UTIL ESMT OR 2274/432

VAN ZANT CASON & CALLIE &/EPPLEY ERIC
16989 OAK HILL ROAD
HILLIARD, FL 32046

2024

05-1N-23-0000-0001-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

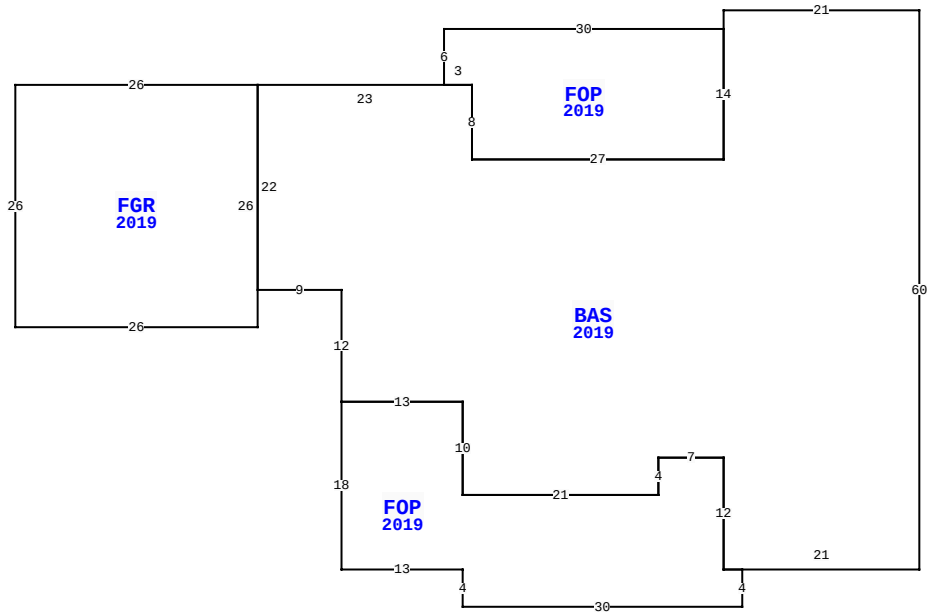
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,888	100	2,888	380,049
FGR	676	55	372	48,954
FOP	396	30	119	15,660
FOP	606	30	182	23,950
TOTALS	4,566		3,561	468,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,561	106.8795	133.60	475,750	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2888 HX Base Yr 2023



16989 OAK HILL 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: 6	Tax Dist:	
BUILDING MARKET VALUE		528,590
TOTAL MARKET OB/XF VALUE		9,808
TOTAL LAND VALUE - MARKET		103,250
TOTAL MARKET VALUE		641,648
SOH/AGL Deduction		1,811
ASSESSED VALUE		639,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		589,837
TOTAL JUST VALUE		641,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009476	CO ISSUED	0	09/09/2019
19008568	GARAGE	182,737	08/09/2019
18008890	NEW CONSTR	382,929	08/29/2018
MH961605	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0664	8/24/2022	WD	Q	I	01	700,000
GRANTOR: SINGLETON DENA						
GRANTEE: EPPLEY ERIC & ANGEL						
2583/1760	8/03/2022	QC	U	I	11	100
GRANTOR: HARVEY KANDACE						
GRANTEE: SINGLETON DENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 S2 FOP=[YR=2019] W30 S6 E3 S8 E27 N14$ S14 W27 N8 W23 FGR=[YR=2019] W26 S26 E26 N26$ S22 E9 S12 FOP=[YR=2019] S18 E13 S4 E30 N4 W2 N12 W7 S4 W21 N10 W13$ E13 S10 E21 N4 E7 S12 E21 N60$.

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	0812	CONCRETE C	0	100	0	0	2,502.00	SF	4.00	4.00	100	2019	2019	3	98	9,808	

LAND DESCRIPTION

TOTAL OB/XF 9,808

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	0006	OR	0.00	0.00	4.13	AC		1.00	1.00	1.00	25,000.00	25,000.00	103,250							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.13 Total Land Value: 103,250 Market: 0 Agricultural: 0 Common: 103,250 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

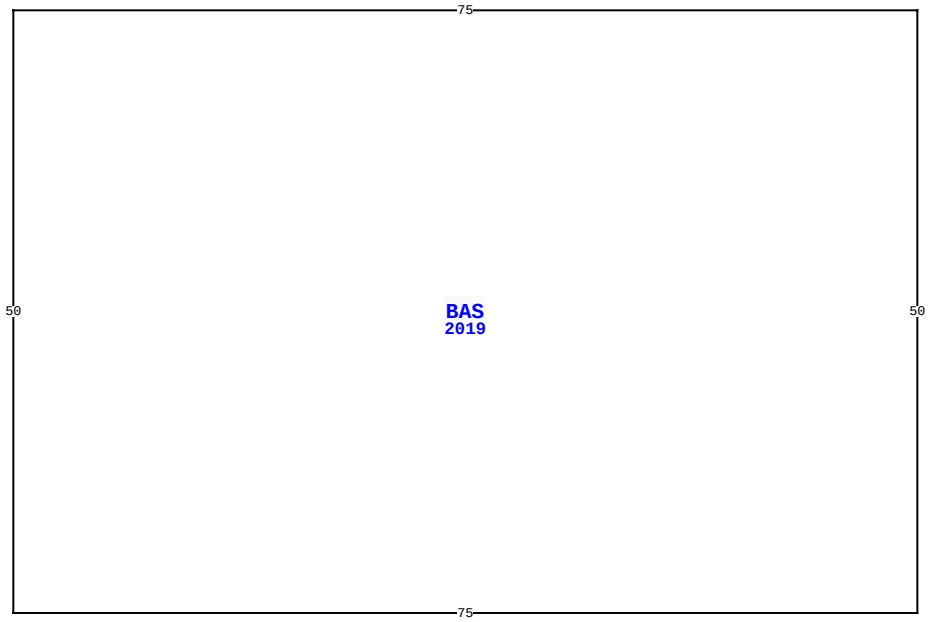
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100	3,750	59,976
TOTALS	3,750		3,750	59,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,750	47.6100	16.66	62,475	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2023 Heated Area: 3750 HX Base Yr 2023



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2583/1760	8/03/2022	QC	U	I	11	100
GRANTOR: HARVEY KANDACE						
GRANTEE: SINGLETON DENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W75 S50 E75 N50$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.13 Total Land Value: 103,250 Market: 0 Agricultural: 0 Common: 103,250 PRINTED 08/06/2024 BY SYS