PT OF SE1/4 OF NW1/4 S OF R/W
IN OR 1462/1137

POWELL FITZHUGH K JR & PATRICIA M
312 PABLO ROAD
PONTE VEDRA, FL 32082

2024

05-4N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

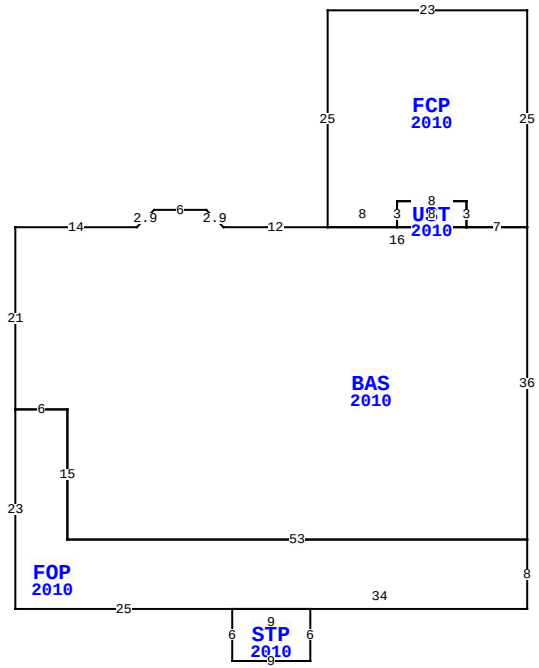
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2,050	219,481
FCP	551	25	138	14,775
FOP	562	30	169	18,093
STP	54	10	5	535
UST	24	45	11	1,178
TOTALS	3,241		2,373	254,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,373	94.9032	118.63	281,509	2010	2010	0	0	0	9.75	90.25

3 SNGL FAM – 0% - 0 Heated Area: 2050 HX Base Yr



2946 GOLDEN GATE TR, HILLIARD

BLD DATE	02/27/2008	JH	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	254,062
TOTAL MARKET OB/XF VALUE	3,403
TOTAL LAND VALUE - MARKET	133,000
TOTAL MARKET VALUE	390,465
SOH/AGL Deduction	49,582
ASSESSED VALUE	340,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,883
TOTAL JUST VALUE	390,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21138	CO ISSUED	0	06/28/2010
M14112	MECH OTHER	0	09/01/2008
P13191	OTHER	0	05/01/2008
E20777	ELEC OTHER	5,000	05/01/2008
R11063	REPAIR/RRF	10,000	02/01/2008
B21138	NEW CONSTR	207,636	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1137	11/30/2006	WD	U	I	01	88,000
GRANTOR: POWELL WILLIAM E						
GRANTEE: POWELL FITZHUGH K J						
1260/1983	9/22/2004	WD	Q	I		88,500
GRANTOR: HADDOCK BARBARA LOUIS						
GRANTEE: POWELL WILLIAM E						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2010] W23 S25 BAS=[YR=2010] W12 U2 L2 W6 D2 L2 W14 S21 FOP=[YR=2010] S23 E25 STP=[YR=2010] S6 E9 N6 W9$ E34 N8 W53 N15 W6$ E6 S15 E53 N36 W7 UST=[YR=2010] N3 W8 S3 E8$ W16$ E8 N3 E8 S3 E7 N25$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
2	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2010	2010	3	45	113	

LAND DESCRIPTION

TOTAL OB/XF 3,403

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	0	0005	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000							

REVIEW DATE 06/16/2020 BY TWA Total Acres: 7.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/06/2024 BY SYS