LOT 8 (EX S-1)
IN OR 1116/1728
ESMT OR 1174/595

NELSON NICHOLAS P
29137 GOLDEN PENNY TRAIL
HILLIARD, FL 32046

2024

05-4N-24-1630-0008-0000

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	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

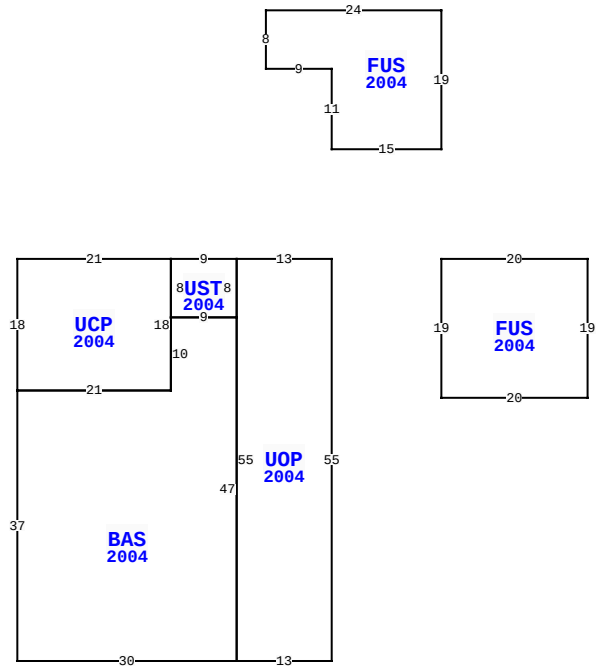
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	93,084
FUS	357	100	357	27,693
FUS	380	100	380	29,477
UCP	378	20	76	5,895
UOP	715	20	143	11,092
UST	72	45	32	2,483
TOTALS	3,102		2,188	169,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,188	77.0868	96.36	210,836	1997	1997	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2005 Heated Area: 1937 HX Base Yr 2005



29137 GOLDEN PENNY TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 DC
INC DATE		AG DATE	03/21/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,723
TOTAL MARKET OB/XF VALUE		23,891
TOTAL LAND VALUE - MARKET		264,600
TOTAL MARKET VALUE		458,214
SOH/AGL Deduction		103,707
ASSESSED VALUE		354,507
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,507
TOTAL JUST VALUE		458,214
NCON VALUE		11,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4722	MH MOVE-ON	0	01/31/2006
E16267	ELEC OTHER	0	12/01/2005
M10710	MECH OTHER	0	12/01/2005
P10501	OTHER	0	12/01/2005
E0310930	CHNGE SRVC	0	01/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/1728	2/27/2003	WD	U	I	05	100,000
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: NELSON NICHOLAS P						
1116/1726	2/27/2003	QC	U	I	06	100
GRANTOR: CONTINENTAL PACIFIC L						
GRANTEE: NELSON NICHOLAS P						

BUILDING NOTES

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	0810	CONCRETE A	0	100	10	9	90.00	SF	6.50	6.50	100	2004	2004	3	84	491	
3	0936	SEPTC TANK	1	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2023		100	6,000	
4	0937	WELL	1	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2023		100	6,000	
5	0680	POLE SHED	0	100	38	30	1,140.00	SF	10.00	10.00	100	2024	2023		100	11,400	

BUILDING DIMENSIONS

UOP=[YR=2004] W13 UST=[YR=2004] W9 UCP=[YR=2004] W21 S18 BAS=[YR=2004] S37 E30 N47 W9 S10 W21 $ E21 N18 $ S8 E9 N8 $ S55 E13 N55 $ PTR= E15 FUS=[YR=2004] E20 S19 W20 N19$ W15$ PTR=N15 FUS=[YR=2004] N11 W9 N8 E24 S19 W15$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 23,891

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							
2	005000	C	RURAL HOME	0		OR	0.00	0.00	16.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	236,600							

REVIEW DATE 10/02/2023 BY WWA Total Acres: 18.90 Total Land Value: 264,600 Market: 0 Agricultural: 0 Common: 264,600 PRINTED 08/06/2024 BY SYS