SW1/4
IN OR 1221/1851
EX 15-26

MCCUMBER MICHAEL & LISA G/
22502 LORI LANE
HILLIARD, FL 32046

2024

10-2N-23-0000-0015-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	11	SLATE 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

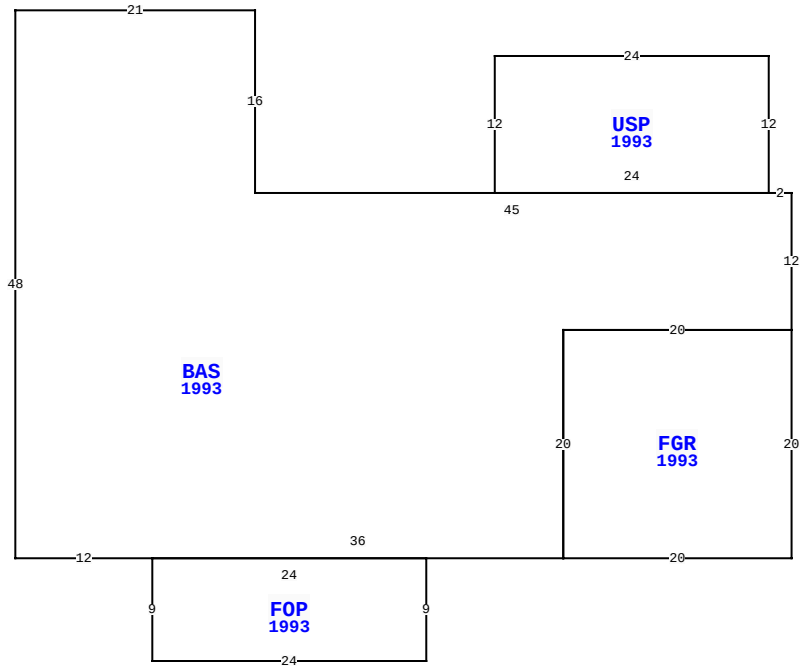
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2,112	188,314
FGR	400	55	220	19,616
FOP	216	30	65	5,795
USP	288	30	86	7,668
TOTALS	3,016		2,483	221,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	121.1088	115.05	285,669	1983	1993	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2005 Heated Area: 2112 HX Base Yr 2005



22502 LORI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		221,393
TOTAL MARKET OB/XF VALUE		44,005
TOTAL LAND VALUE - MARKET		51,600
TOTAL MARKET VALUE		316,998
SOH/AGL Deduction		145,414
ASSESSED VALUE		171,584
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,584
TOTAL JUST VALUE		316,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007496	SWIM POOL	54,265	06/09/2021
18003090	CARPORT	14,818	04/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1221/1851	4/13/2004	WD	Q	I		149,900
GRANTOR: RHODEN DAVID & SHERYL						
GRANTEE: MCCUMBER MICHAEL &						
0879/1312	4/20/1999	WD	Q	I		95,000
GRANTOR: RYALS WILBUR I						
GRANTEE: RHODEN DAVID & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 USP=[YR=1993] N12 W24 S12 E24$ W45 N16 W21 S48 E12 FOP=[YR=1993] S9 E24 N9 W24$ E36 FGR=[YR=1993] E20 N20 W20 S20$ N20 E20 N12$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0810	CONCRETE A	0	100	11	14	154.00	SF	6.50	6.50	100	1983	1983	3	41	410	
3	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	100	2000	2000	3	79	3,862	
4	0861	POOL GUNIT	0	100	0	0	310.00	SF	85.00	85.00	100	2022	2022	3	98	25,823	
5	0855	CONC PAVER	0	100	0	0	1,008.00	SF	10.00	10.00	100	2022	2022	3	100	10,080	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 44,005

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	1.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,600							

REVIEW DATE 12/09/2021 BY TW Total Acres: 1.72 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 08/06/2024 BY SYS