LOT 2
IN OR 2210/1189
CROSS BRANCH PB 8/2

SOUTHWELL BENJAMIN K
18042 BLISS DR
HILLIARD, FL 32046-7686

2024

10-3N-23-0260-0002-0000

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 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

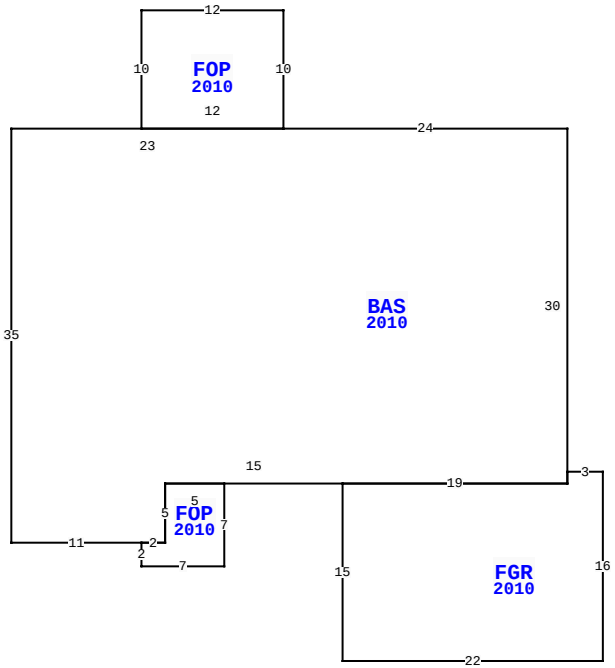
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1,475	174,173
FGR	333	55	183	21,609
FOP	39	30	12	1,417
FOP	120	30	36	4,251
TOTALS	1,967		1,706	201,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,706	104.6700	130.84	223,213	2010	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2019 Heated Area: 1475 HX Base Yr 2019



18042 BLISS DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,450
TOTAL MARKET OB/XF VALUE		7,487
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		238,937
SOH/AGL Deduction		63,912
ASSESSED VALUE		175,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,025
TOTAL JUST VALUE		238,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23326	CO ISSUED	0	10/01/2010
M15413	H/AC	0	06/01/2010
E22476	ELEC OTHER	0	03/01/2010
P14188	OTHER	0	03/01/2010
B23326	NEW CONSTR	186,422	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1189	7/09/2018	WD	Q	I	01	190,000
GRANTOR: HOBBS TEDDY J & EMILE						
GRANTEE: SOUTHWELL BENJAMIN						
1705/1148	10/15/2010	WD	Q	I	03	159,900
GRANTOR: L & B LANDS INC						
GRANTEE: HOBBS TEDDY J & EMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 FOP=[YR=2010] N10 W12 S10 E12$ W23 S35 E11 FOP=[YR=2010] S2 E7 N7 W5 S5 W2$ E2 N5 E15 FGR=[YR=2010] S15 E22 N16W3 S1 W19$ E19 N30$.

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	0811	CONCRETE B	0	100	0	0	870.00	SF	5.20	5.20	100	2010	2010	3	91	4,117	
2	1242	WD DECK A	0	100	0	0	432.00	SF	10.00	10.00	100	2017	2017	3	78	3,370	

LAND DESCRIPTION

TOTAL OB/XF 7,487

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/16/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS