

PT GOVT LOT 2 SEC 11-2N-23E
IN OR 2618/821
ESMT IN OR 2256/1713,

ELLIS PARKER & MAKENZIE
4493 RUNAWAY COVE RD
HILLIARD, FL 32046

2024

11-2N-23-0000-0002-0000



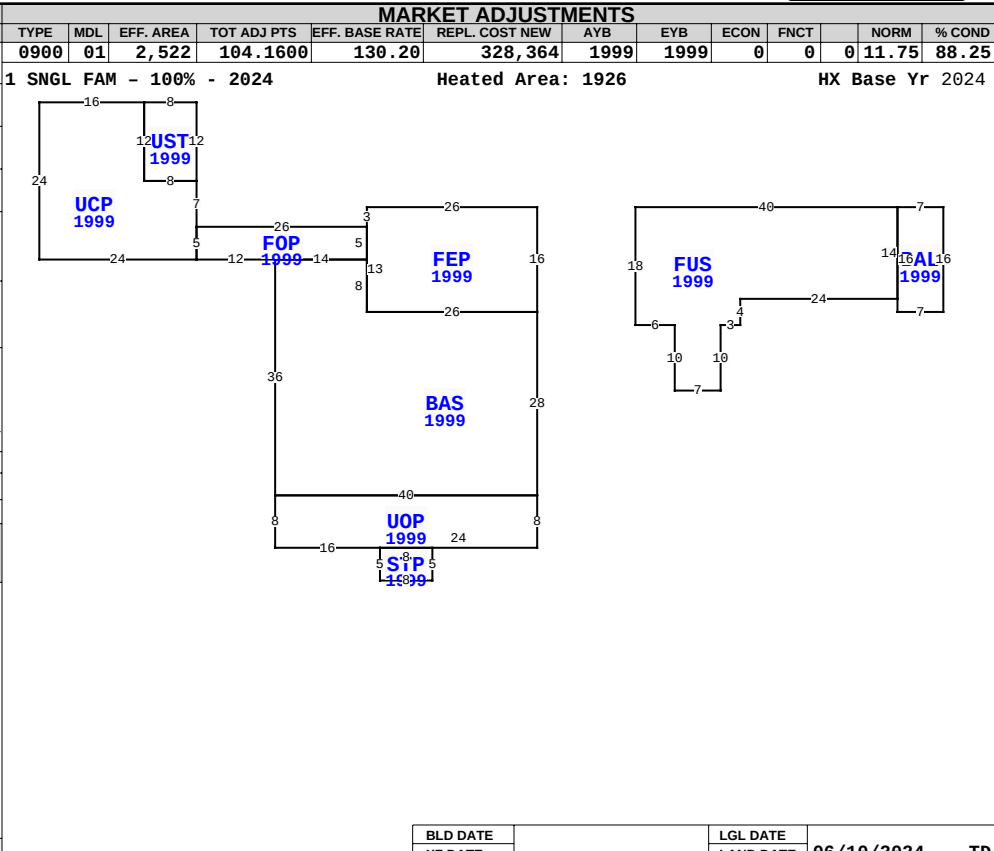
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		1 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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
BAL	112	15	17	1,953
BAS	1,232	100	1,232	141,558
FEP	416	80	333	38,263
FOP	130	30	39	4,481
FUS	694	100	694	79,742
STP	40	10	4	460
UCP	480	20	96	11,030
UOP	320	20	64	7,354
UST	96	45	43	4,941
TOTALS	3,520		2,522	289,781

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999
2	0350	CARPORT WD	0 100	14	24	336.00	SF	9.36	9.36	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR			10.28	AC	



4493 RUNAWAY COVE RD, HILLIARD	BLD DATE	LGL DATE	06/10/2024	TD
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		289,781	
TOTAL MARKET OB/XF VALUE		2,289	
TOTAL LAND VALUE - MARKET		195,320	
TOTAL MARKET VALUE		487,390	
SOH/AGL Deduction		0	
ASSESSED VALUE		487,390	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		437,390	
TOTAL JUST VALUE		487,390	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	NEW CONSTR	91,340	11/01/1998
B974501	NEW CONSTR	91,340	12/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2618/0821	2/08/2023	WD U	I	11	
GRANTOR: SMITH NOAH & DIANNE					
GRANTEE: ELLIS PARKER & MAKE					
2256/1713	2/21/2019	QC U	I	11	
GRANTOR: SMITH NOAH DAVID & HA					
GRANTEE: SMITH NOAH DAVID &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=1999] W26 S3 FOP=[YR=1999] W26 UCP=[YR=1999] N7 UST=[YR=1999] N12 W8 S12 E8 \$ W8 N12 W16 S24 E24 N5 \$ S5 E12 BAS=[YR=1999] S36 UOP=[YR=1999] S8 E16 STP=[YR=1999] S5 E8 N5 W8 \$ E24 N8 W40 \$ E40 N28 W26 N8 W14 \$ E14 N5 \$ S13 E26 N16 \$ PTR= E15 FUS=[YR=1999] E40 BAL=[YR=1999] E7 S16 W7 N16\$ S14 W24 S4 W3 S10 W7 N10 W6 N18 \$ W15 \$.											