LOT 3
IN OR 2486/1266
BOULOGNE COUNTRY PB 5/353

SMITH CHARLES SR & EVA MAE L/E/
28236 RUSTIC WOODS TRAIL
HILLIARD, FL 32046

2024

14-4N-23-0190-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

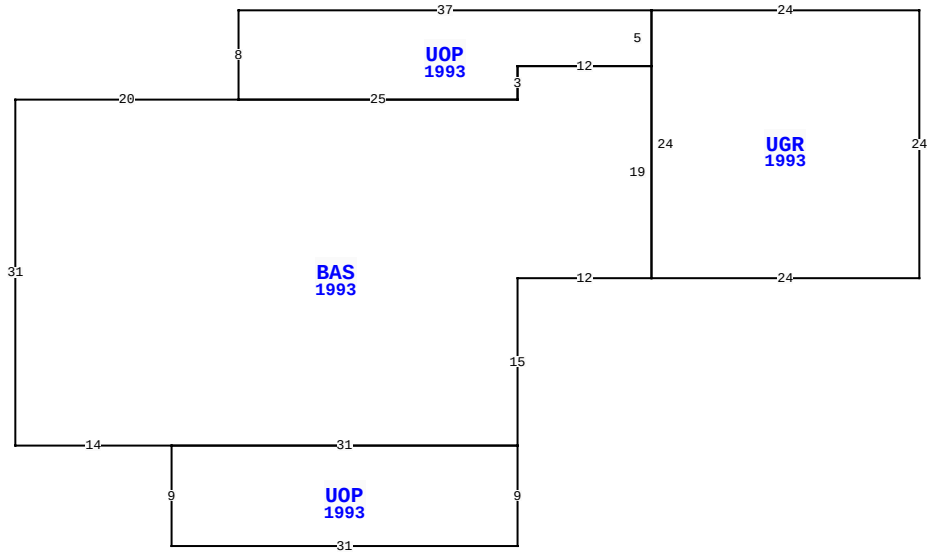
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100	1,623	110,823
UGR	576	45	259	17,686
UOP	260	20	52	3,551
UOP	279	20	56	3,824
TOTALS	2,738		1,990	135,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	106.3300	101.01	201,010	1950	1975	0	0	0	32.40	67.60

1 SINGLE FAM – 100% - 1995 Heated Area: 1623 HX Base Yr 1995



28236 RUSTIC WOODS TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,000
TOTAL MARKET OB/XF VALUE		10,069
TOTAL LAND VALUE - MARKET		213,275
TOTAL MARKET VALUE		232,894
SOH/AGL Deduction		103,208
ASSESSED VALUE		129,686
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		74,686
TOTAL JUST VALUE		377,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95882	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1266	8/10/2021	WD	U	I	11	100
GRANTOR: SMITH CHARLES E SR &						
GRANTEE: SMITH TOM						
0677/0487	3/22/2993	WD	Q	V		27,000
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: SMITH EVA & CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 UOP=[YR=1993] W37 S8 BAS=[YR=1993] W20 S31 E14 UOP=[YR=1993] S9 E31 N9 W31 $ E31 N15 E12 N19 W12 S3 W25 $ E25 N3 E12 N5 $ S24 E24 N24 $.

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	0681	POLE SHED	0	100	20	22	440.00	SF	15.00	15.00	100	1993	1993	3	20	1,320	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
3	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	2000	2000	3	79	2,465	
4	0680	POLE SHED	0	100	20	15	300.00	SF	7.50	7.50	100	2009	2009	3	56	1,260	
5	0751	UOP	0	100	15	8	120.00	SF	10.00	10.00	100	2000	2000	3	28	336	
6	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
7	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	2010	2010	3	60	1,440	
8	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	2010	2010	3	60	1,440	

LAND DESCRIPTION

TOTAL OB/XF 10,069

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005500	A	TIMBER 2 SI	0	0005		0.00	0.00	10.00	AC		1.00	1.00	1.00	555.00	555.00	5,550							
4	009530	C	POND	100			0.00	0.00	1.31	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,275							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	150,000							

REVIEW DATE 10/30/2019 BY TWA Total Acres: 13.31 Total Land Value: 68,825 Market: 150,000 Agricultural: 5,550 Common: 63,275 PRINTED 08/06/2024 BY SYS

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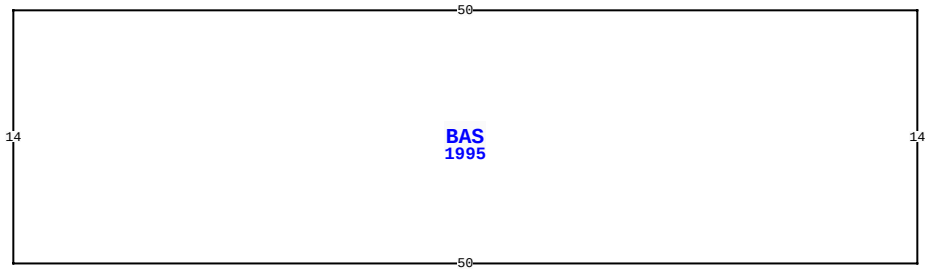
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	18,117
TOTALS	700		700	18,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	700	123.2400	86.27	60,389	1986	1986	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1995 Heated Area: 700 HX Base Yr 1995



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0677/0487	3/22/1993	WD	Q	V		27,000
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: SMITH EVA & CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W50 S14 E50 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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