

SE1/4 OF NE1/4
IN OR 733 PG 1562
EX ESMT OR 738/728

JONES GREGORY & JANET
38224 APPIAN WAY
HILLIARD, FL 32046

2024

17-4N-24-0000-0003-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	2,354	100	2,354	290,674
FGR	744	55	409	50,504
FOP	466	30	140	17,287
FSP	340	40	136	16,794
TOTALS	3,904		3,039	375,259

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0681	POLE SHED	0	100	20	16	
2	0681	POLE SHED	0	100	10	16	
3	0811	CONCRETE B	0	100	30	28	
4	0812	CONCRETE C	0	100	0	0	
5	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,039	101.8440	127.30	386,865	2016	2016	0	0	0	97.00	
2 SNGL FAM - 100% - 1997												
Heated Area: 2354												
HX Base Yr 1997												

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
38224 APPIAN WAY, HILLIARD			06/16/2023 MLU		

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										375,259		
TOTAL MARKET OB/XF VALUE										13,844		
TOTAL LAND VALUE - MARKET										86,750		
TOTAL MARKET VALUE										475,853		
SOH/AGL Deduction										159,441		
ASSESSED VALUE										316,412		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										266,412		
TOTAL JUST VALUE										475,853		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										459,338		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530880	CO ISSUED	0	01/05/2016
B1530880	NEW CONSTR	307,732	07/31/2015
MH951049	MH MOVE-ON	0	08/01/1995
13781	MH MOVE-ON	0	08/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0733/1562	7/12/1995	WD	U	V	01	100			
GRANTOR: JONES HERMAN & CATHY									
GRANTEE: JONES GREGORY & JAN									

BUILDING NOTES												
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BUILDING DIMENSIONS												
FSP=[YR=2016] W34 S10 BAS=[YR=2016] W44 S35 E31 FOP=[YR=2016] E47 N1 E15 FGR=[YR=2016] S1 E31 N24 W31 S23\$ N6 W15 N1 W47 S8\$ N8 E47 N27 W34\$ E34 N10\$.												