

PARCELS 4-1 & 4
IN OR 1639/173
EX FPL ESMT OR 328/376 &

WILCOX RICHARD T/CHURCH KAREN K
29946 PIGEON CREEK RD
HILLIARD, FL 32046

2024

18-4N-24-0000-0004-0010



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		05	AVERAGE 100	
Roof Structur		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floo		01	NONE 90	
Interior Floo		11	CLAY TILE 10	
Air Condition		01	NONE 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	
BUD8 Adjustme		04	DIST 01 100	
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
BAS	1,803	100	1,803	125,919
FOP	21	30	6	419
USP	220	30	66	4,609
TOTALS	2,044		1,875	130,947

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,875	89.3760	84.91	159,206	1981	1981	0	0	0	17.75	82.25

1 SINGLE FAM - 50% - 0

Heated Area: 1803

HX Base Yr

10

22

USP
1993

22

10

48

26

BAS
1993

27

3

7-FOP
1993

3

17

24

50

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/26/2023

MLU