PT OF S1/2 OF LOT 2
2009 HMMT DW/MH
IN OR 2475/1034

SMITH BRANDON E & CANDICE N
291169 PIGEON CREEK RD
HILLIARD, FL 32046

2024

18-4N-24-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

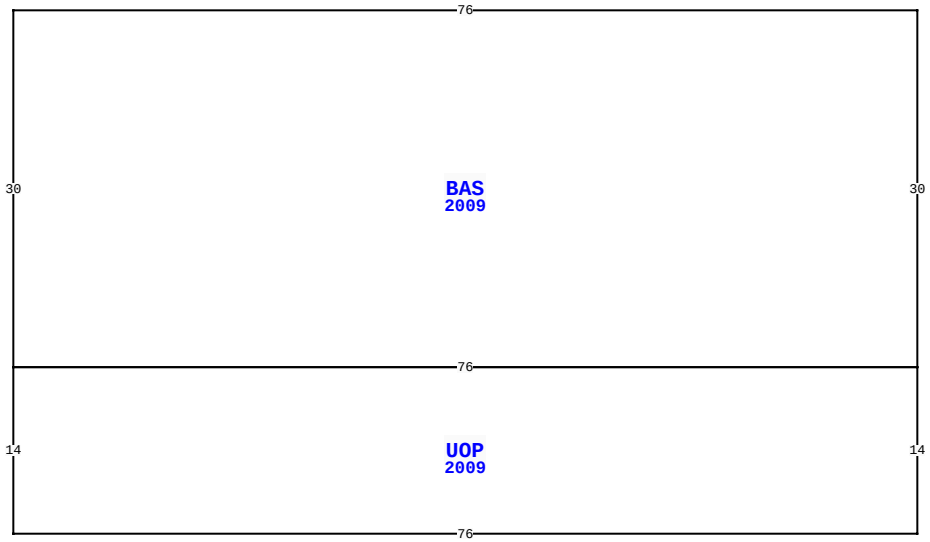
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	2,280	100	2,280	189,605
UOP	1,064	25	266	22,121
TOTALS	3,344		2,546	211,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,546	147.8400	110.88	282,300	2009	2014	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



291169 PIGEON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,725
TOTAL MARKET OB/XF VALUE		35,216
TOTAL LAND VALUE - MARKET		300,520
TOTAL MARKET VALUE		313,245
SOH/AGL Deduction		104,793
ASSESSED VALUE		208,452
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,452
TOTAL JUST VALUE		547,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5163	CO ISSUED	0	02/26/2009
E21533	ELEC OTHER	0	01/01/2009
MH5163	MH MOVE-ON	0	01/01/2009
M14332	MECH OTHER	0	01/01/2009
P13642	OTHER	0	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/1034	6/21/2021	WD	Q	I	01	400,000
GRANTOR: NELSON NATALIE N & FR						
GRANTEE: SMITH BRANDON E & C						
1963/1577	2/19/2015	WD	Q	I	02	210,000
GRANTOR: EASON DEBORAH A						
GRANTEE: NELSON NATALIE N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 UOP=[YR=2009] S14 E76 N14 W76$ E76 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	0810	CONCRETE A	0	100	29	20	580.00	SF	6.50	6.50	100	1996	1996	3	72	2,714	
2	0201	BARN WD 10	0	100	40	40	1,600.00	SF	17.00	17.00	100	2008	2008	3	52	14,144	
3	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	100	2009	2009	3	90	351	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
5	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	40	96	
6	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	40	96	
7	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2008	2008	3	52	14,560	

LAND DESCRIPTION

TOTAL OB/XF 35,216

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		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							
2	009525	C	RES POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	13.43	AC		1.00	1.00	1.00	730.00	730.00	9,804							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	17.43	AC		1.00	1.00	1.00	14,000.00	14,000.00	244,020							

REVIEW DATE 06/16/2020 BY TWA Total Acres: 17.43 Total Land Value: 66,304 Market: 244,020 Agricultural: 9,804 Common: 56,500 PRINTED 08/06/2024 BY SYS