PT OF SE1/4 OF NW1/4 OF
SEC 18-4N-25E IN OR 2313/1773

PATE JEANNETTE H L/E/
49117 PATE DRIVE
HILLIARD, FL 32046

2024

18-4N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

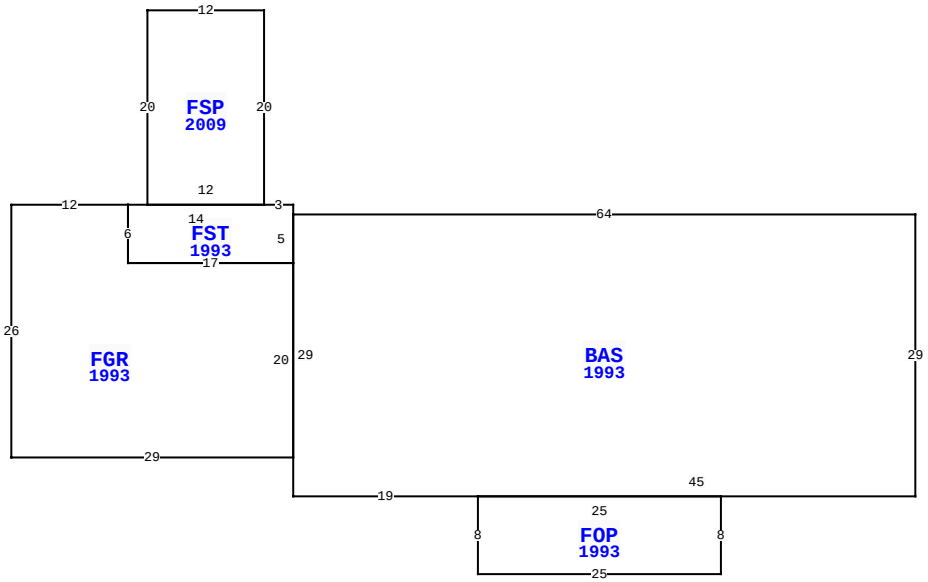
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	174,353
FGR	652	55	359	33,724
FOP	200	30	60	5,637
FSP	240	40	96	9,018
FST	102	55	56	5,260
TOTALS	3,050		2,427	227,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,427	139.2776	132.31	321,116	1974	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 1975 Heated Area: 1856 HX Base Yr 1975



49117 PATE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2024 KB
INC DATE		AG DATE	03/11/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,992
TOTAL MARKET OB/XF VALUE		22,834
TOTAL LAND VALUE - MARKET		118,000
TOTAL MARKET VALUE		322,461
SOH/AGL Deduction		177,566
ASSESSED VALUE		144,895
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		89,895
TOTAL JUST VALUE		368,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1773	10/08/2019	LE	U	I	11	100

GRANTOR: PATE JEANNETTE H

GRANTEE: PATE ALLEN W & EVA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 FST=[YR=1993] N1 W3 FSP=[YR=2009] N20 W12 S20 E12$ W14 FGR=[YR=1993] W12 S26 E29 N20 W17 N6 $ S6 E17 N5$ S29 E19 FOP=[YR=1993] S8 E25 N8 W25$ E45 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1980	1980	3	32.5	406	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	1980	1980	3	20	9,180	
4	0812	CONCRETE C	0	100	0	0	2,514.00	SF	4.00	4.00	100	1990	1990	3	59.5	5,983	
5	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	1990	1990	3	100	1,400	
6	0845	KOOL DECK	0	100	0	0	690.00	SF	7.25	7.25	100	1985	1985	3	47	2,351	
7	0803	ASPHALT C	0	100	0	0	1,886.00	SF	2.00	2.00	100	2000	2000	3	50	1,886	

LAND DESCRIPTION

TOTAL OB/XF 22,834

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	545.00	545.00	1,635							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	48,000							

REVIEW DATE 07/31/2020 BY KBA Total Acres: 5.00 Total Land Value: 71,635 Market: 48,000 Agricultural: 1,635 Common: 70,000 PRINTED 08/06/2024 BY SYS