



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

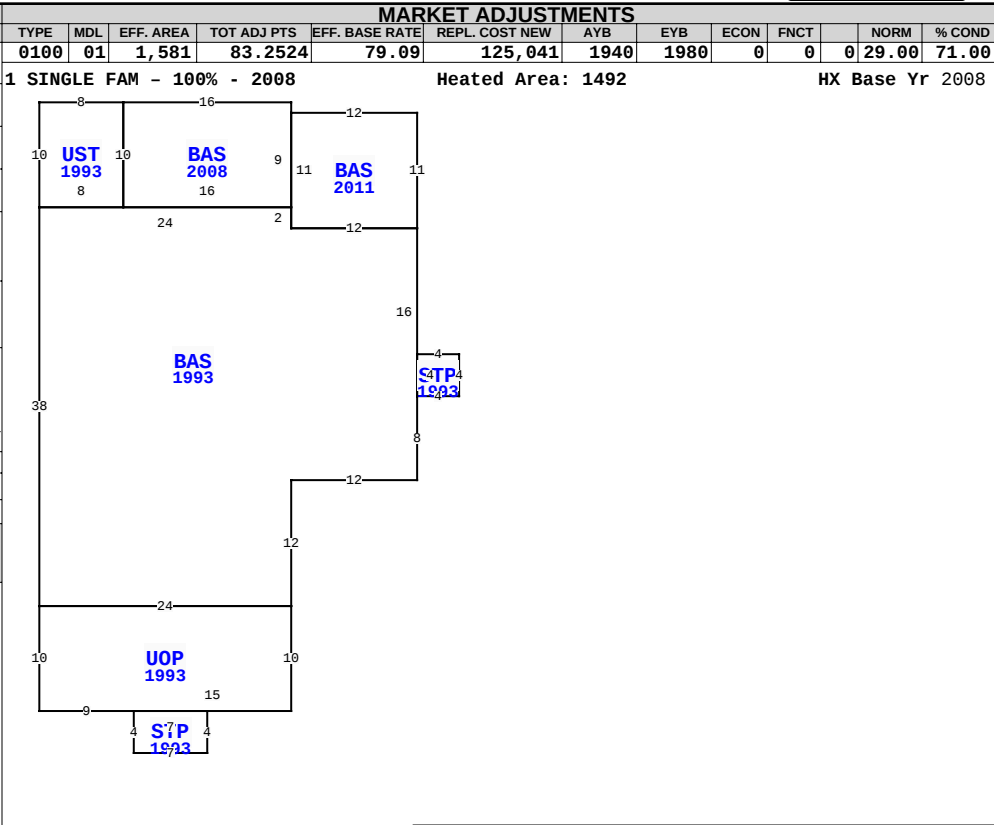
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	67,385
BAS	160	100	160	8,984
BAS	132	100	132	7,412
STP	16	10	2	112
STP	28	10	3	168
UOP	240	20	48	2,695
UST	80	45	36	2,021

TOTALS	1,856		1,581	88,779
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	24	29	696.00	SF	17.50
2	0810	CONCRETE A	0	100	17	18	306.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	258.00	SF	6.50
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50
5	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10
6	0681	POLE SHED	0	100	12	24	288.00	SF	15.00
7	0681	POLE SHED	0	100	10	12	120.00	SF	15.00
8	0940	SHEDS/PORT	0	100	10	14	140.00	SF	19.50
9	0202	BARN WD 30	0	100	70	50	3,500.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00



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

L N	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	0510	GARAGE WD-	0	100	24	29	696.00	SF	17.50	17.50	100	1980	1980	3	20	2,436	
2	0810	CONCRETE A	0	100	17	18	306.00	SF	6.50	6.50	100	2008	2008	3	89	1,770	
3	0810	CONCRETE A	0	100	0	0	258.00	SF	6.50	6.50	100	1998	1998	3	75	1,258	
4	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2006	2006	3	27	842	
5	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	2000	2000	3	20	675	
6	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	2008	2008	3	52	2,246	
7	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	2008	2008	3	52	936	
8	0940	SHEDS/PORT	0	100	10	14	140.00	SF	19.50	19.50	100	1998	1998	3	20	546	
9	0202	BARN WD 30	0	100	70	50	3,500.00	SF	15.00	15.00	100	2020	2020	3	93	48,825	

TOTAL OB/XF															59,534	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										96,361	
TOTAL MARKET OB/XF VALUE										59,534	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										235,895	
SOH/AGL Deduction										113,403	
ASSESSED VALUE										122,492	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										72,492	
TOTAL JUST VALUE										235,895	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										233,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009256	ADDITION	173,880	10/05/2020
19006707	XFOB	17,542	06/01/2019
B1530365	GARAGE	35,393	04/01/2015
E23501	REMODEL	0	05/01/2011
B24276	ADDITION	14,537	01/01/2011
R12521	REPAIR/RRF	2,664	01/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1485/0931	3/15/2007	WD	U	I	01	89,500	
GRANTOR: PICKETT EVELENA HADD0							
GRANTEE: PICKETT RYAN L							
2151/0596	3/07/2007	FJ	U	I	11	0	
GRANTOR: ALLEN EVELYN LEWIS HA							
GRANTEE: PICKETT EVELENA HAD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W12 BAS=[YR=2008] N1 W16 UST=[YR=1993] W8 S10 BAS=[YR=1993] S38 UOP=[YR=1993] S10 E9 STP=[YR=1993] S4 E7 N4 W7\$ E15 N10 W24\$ E24 N12 E12 N8 STP=[YR=1993] E4 N4 W4 S4\$ N16 W12 N2 W24\$ E8 N10\$ S10 E16 N9\$ S11 E12 N11\$.									

PICKETT RYAN L
376290 KINGS FERRY ROAD
HILLIARD, FL 32046

18-4N-25-0000-0012-0000

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