

SEPRISH DWAYNE & CONNIE
26269 DEMPSEY CONNER RD
HILLIARD, FL 32046

19-3N-24-2020-0049-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality03Quality Level 03

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7401001,740150,641

TOTALS1,7401,740150,641

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,740116.600087.45152,16320222022001.0099.00

M/H 94+ - 100% - 2024Heated Area: 1740HX Base Yr 2024

BAS 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE188,354

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET228,000

TOTAL MARKET VALUE313,006

SOH/AGL Deduction0

ASSESSED VALUE313,006

TOTAL EXEMPTION VALUEHX HB DX55,000

BASE TAXABLE VALUE258,006

TOTAL JUST VALUE416,354

NCON VALUE37,713

INCOME VALUE

PREVIOUS YEAR MKT VALUE320,599

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2422/180512/28/2020WDQV01129,000

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: SEPRISH DWAYNE & CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W58 S30 E58 N30S.

LAND DESCRIPTION

LUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRURAL HOME100OR0.000.006.40AC1.001.001.0019,000.0019,000.00121,600

2005501ATIMB2-2 SI0OR5.60AC1.001.001.00545.00545.003,052

3009910MMKT.VAL.AG0OR5.60AC1.001.001.0019,000.0019,000.00106,400

REVIEW DATE11/14/2022BYWWTotal Acres: 12.00Total Land Value: 124,652Market: 106,400Agricultural: 3,052Common: 121,600PRINTED 08/06/2024 BY SYS

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT			CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall			25	MOD METAL 100			6500	01	2,100	51.8420	18.14	38,094	2023	2023	0	0	0	1.00	99.00	VALUATION BY					STANDARD											
Roof Structur			03	GABLE/HIP 100			2 GARAGE RES - 100% - 2024										Heated Area: 2100					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Cover			12	MODULAR MT 100			30 79 BAS 2024 79 30										BUILDING MARKET VALUE					188,354														
Interior Wall			07	NONE 100													TOTAL MARKET OB/XF VALUE					0														
Interior Floo			03	CONC FINSH 100													TOTAL LAND VALUE - MARKET					228,000														
Air Condition			01	NONE 100													TOTAL MARKET VALUE					313,006														
Heating Type			01	NONE 100													SOH/AGL Deduction					0														
Bedrooms				N/A 100													ASSESSED VALUE					313,006														
Bathrooms				N/A 100													TOTAL EXEMPTION VALUE					HX HB DX 55,000														
Frame			05	STEEL 100													BASE TAXABLE VALUE					258,006														
Stories			1.	1. 100													TOTAL JUST VALUE					416,354														
Units				0 100													NCON VALUE					37,713														
							INCOME VALUE																													
							PREVIOUS YEAR MKT VALUE					320,599																								