

IN OR 1977/469
PARCELS 4-8 4-13 & 2-5
ESMT OR 472/219

DUBE MICHAEL B SR & VICKIE J/
20518 GORDON HILL LN S
HILLIARD, FL 32046

2024

22-2N-23-0000-0004-0080



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	12	CEDAR 100		0100	01	2,024	133.7749	127.09	257,230	1986	1986		0	0	18.50	81.50	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2016										Heated Area: 1760					HX Base Yr 2016					Tax Group: 6					Tax Dist:				
Roof Cover	01	MINIMUM 100		8 55 8 32 55 32 55 8 55 8 FOP 1993 BAS 1993 FOP 1993										BUILDING MARKET VALUE					209,642														
Interior Wall	06	CUST PANEL 70												TOTAL MARKET OB/XF VALUE					24,910														
Interior Wall	05	DRYWALL 30												TOTAL LAND VALUE - MARKET					58,200														
Interior Floo	14	CARPET 100												TOTAL MARKET VALUE					292,752														
Air Condition	03	CENTRAL 100												SOH/AGL Deduction					134,410														
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE					158,342														
Bedrooms		3 100												TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms		2 100												BASE TAXABLE VALUE										108,342									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										292,752									
Stories	1.	1. 100												NCON VALUE										0									
Units		0 100												INCOME VALUE																			
BUD8 Adjustme	06	DIST 1D 100												PREVIOUS YEAR MKT VALUE										284,371									
Occupancy	00	NONE 100																															
Quality	06	Quality Level 06																															
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	1,760	100	1,760	182,298																													
FOP	440	30	132	13,672																													
FOP	440	30	132	13,672																													
TOTALS	2,640		2,024	209,642																													
EXTRA FEATURES				20518 S GORDEN HILL LN, HILLIARD										BLD DATE				LGL DATE		06/13/2023		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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200																		
2	0510	GARAGE WD-	0 100	40	26	1,040.00	SF	35.00	35.00	100	1998	1998	3	26	9,464																		
3	1242	WD DECK A	0 100	13	4	52.00	SF	10.00	10.00	100	1998	1998	3	20	104																		
4	0812	CONCRETE C	0 100	0	0	1,312.00	SF	4.00	4.00	100	1998	1998	3	75	3,936																		
5	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2016	2016	3	81	10,206																		
LAND DESCRIPTION										TOTAL OB/XF										24,910													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,200																
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