IN OR 2150/406
EX 3-13 & 3-18

CONINE HELEN FAYE/AUCOIN LINDA GAIL
18072 CASCADE TRAIL
HILLIARD, FL 32046

2024

22-4N-23-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

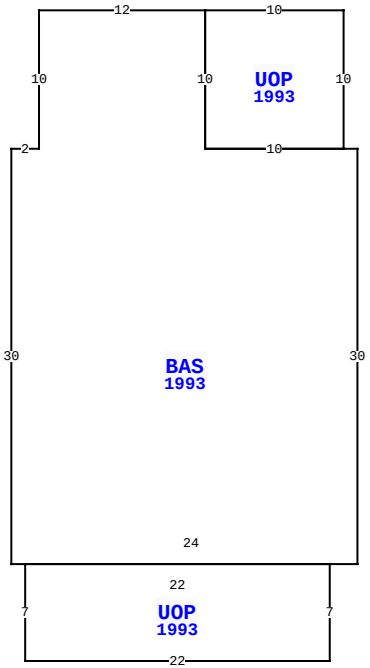
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	870	30,794
UOP	100	20	20	708
UOP	154	20	31	1,097
TOTALS	1,124		921	32,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	921	74.5200	70.79	65,198	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 50% - 2024 Heated Area: 870 HX Base Yr 2024



18072 CASCADE TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,599
TOTAL MARKET OB/XF VALUE		14,362
TOTAL LAND VALUE - MARKET		120,250
TOTAL MARKET VALUE		167,211
SOH/AGL Deduction		0
ASSESSED VALUE		167,211
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		117,211
TOTAL JUST VALUE		167,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8396	REPAIR/RRF	2,000	09/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/0406	10/04/2017	QC	U	I	11	100
GRANTOR: MARTIN BERTHA M						
GRANTEE: MARTIN BERTHA MAE L						
0114/0368	1/01/1971	QC	U	V	11	0
GRANTOR:						
GRANTEE: MARTIN BERTHA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N10 W10 S10 E10$ W10 N10 W12 S10 W2 S30 E1 UOP=[YR=1993] S7 E22 N7 W22$ E24 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	0681	POLE SHED	0	50	28	22	616.00	SF	15.00	15.00	100	2017	2017	3	84	7,762	
2	0681	POLE SHED	0	50	28	20	560.00	SF	15.00	15.00	100	2005	2005	3	40	3,360	
3	0681	POLE SHED	0	50	20	12	240.00	SF	15.00	15.00	100	2019	2019	3	90	3,240	

LAND DESCRIPTION

TOTAL OB/XF 14,362

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	000115	C	SFR ACRES	50	0005	OR	0.00	0.00	4.81	AC		1.00	1.00	1.00	25,000.00	25,000.00	120,250							

REVIEW DATE 05/15/2020 BY TWA Total Acres: 4.81 Total Land Value: 120,250 Market: 0 Agricultural: 0 Common: 120,250 PRINTED 08/06/2024 BY SYS