PT OF SE1/4 OF NE1/4
IN OR 1065/1984

AUCOIN LINDA G
18101 CASCADE TRAIL
HILLIARD, FL 32046

2024

22-4N-23-0000-0003-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

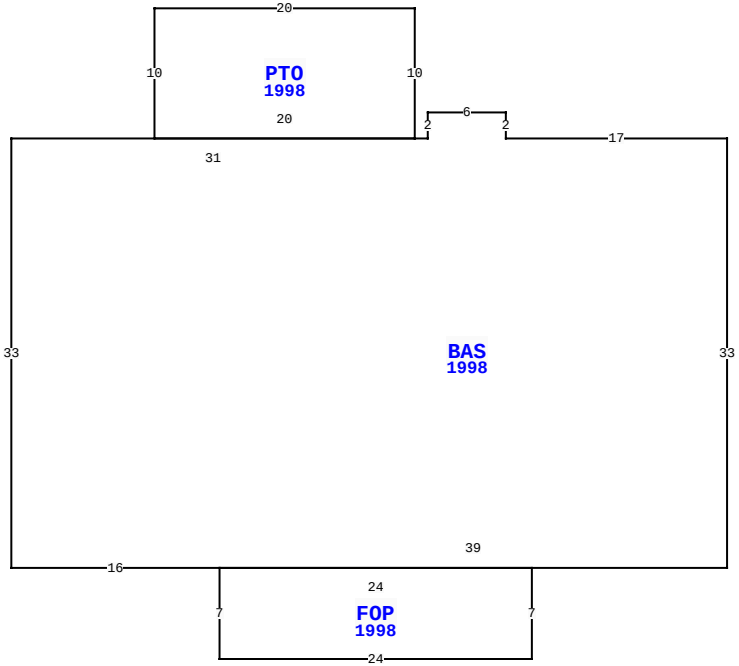
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,827	100	1,827	184,910
FOP	168	30	50	5,061
PTO	200	5	10	1,012
TOTALS	2,195		1,887	190,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,887	95.2560	119.07	224,685	1998	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1999 Heated Area: 1827 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

18101 CASCADE TRL, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,982
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		220,982
SOH/AGL Deduction		121,589
ASSESSED VALUE		99,393
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,393
TOTAL JUST VALUE		220,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010108	REPAIR/RRF	12,325	09/25/2019
B984648	NEW CONSTR	80,000	04/01/1998

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						
1065/1984	7/01/2002	WD	U	I	01	100
GRANTOR: AUCOIN LINDA G & HENR						
GRANTEE: AUCOIN LINDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W17 N2 W6 S2 W1 PTO=[YR=1998] N10 W20 S10 E20 $ W31 S33 E16 FOP=[YR=1998] S7 E24 N7 W24 $ E39 N33 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/01/2020 BY TWX Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS