PT OF SE 1/4 OF SE 1/4
IN OR 2351/180
UTIL ESMT IN OR 2402-230

MALOY RONALD L JR/MALOY SHARON B
23416 FERNWOOD DRIVE
HILLIARD, FL 32046

2024

23-2N-23-0000-0013-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

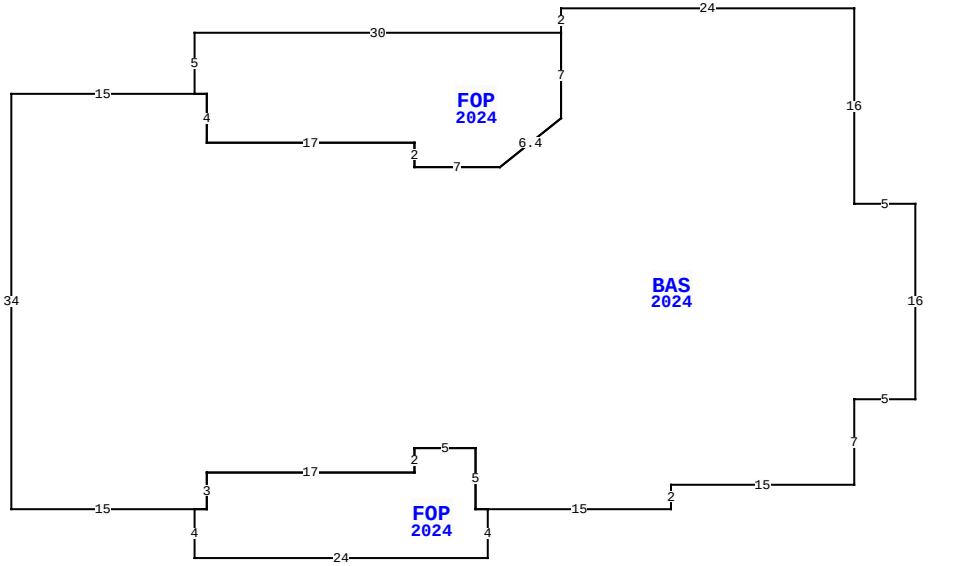
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	2,358	335,732
FOP	172	30	52	7,404
FOP	280	30	84	11,960
TOTALS	2,810		2,494	355,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,494	113.9040	142.38	355,096	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2358 HX Base Yr 2024



23416 FERNWOOD DR, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		389,408
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		477,908
SOH/AGL Deduction		0
ASSESSED VALUE		477,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		427,908
TOTAL JUST VALUE		477,908
NCON VALUE		368,098
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220016168	CO		10/19/2023
22016168	NEW CONSTR	406,508	10/27/2022
20010204	DEMOLITION	1,500	10/23/2020
20006133	GARAGE	57,960	07/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0180	3/27/2020	QC	U	I	11	62,000
GRANTOR: GAY GUY A & LAURA B						
GRANTEE: MALOY RONALD L JR &						
0361/0682	6/01/1982	WD	U	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,1] W24 S2 S7 D4L5 W7 N2 W17 N4 W1 W15 S34 E15 E1 N3 E17 N2 E5 S5 E1 E15 N2 E15 N7 E5 N16 W5 N16 $
FOP=[YR=2024;ORIG=77,39] E17 N2 E5 S5 E1 S4 W24 N4 E1 N3 $
FOP=[YR=2024;ORIG=76,3] E30 S7 D4L5 W7 N2 W17 N4 W1 N5 $
.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0005	OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,000							

REVIEW DATE 01/04/2023 BY WW Total Acres: 3.40 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS

PT OF SE 1/4 OF SE 1/4
IN OR 2351/180
UTIL ESMT IN OR 2402-230

MALOY RONALD L JR/MALOY SHARON B
23416 FERNWOOD DRIVE
HILLIARD, FL 32046

2024

23-2N-23-0000-0013-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

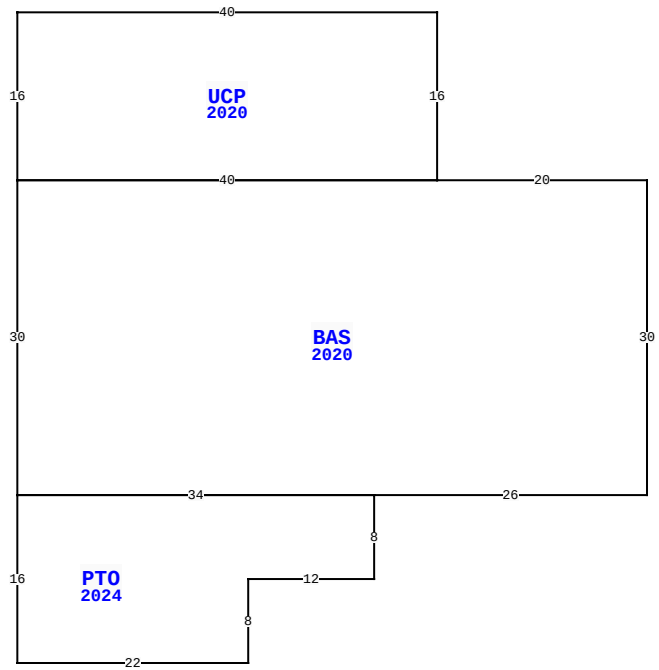
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	31,672
PTO	448	5	22	387
UCP	640	20	128	2,252
TOTALS	2,888		1,950	34,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,950	51.8420	18.14	35,373	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2024 Heated Area: 1800 HX Base Yr 2024



23416 FERNWOOD DR, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: MALOY RONALD L JR &						
0361/0682	6/01/1982	WD	U	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-40,10] S30 E34 E26 N30 W20 W40 $
UCP=[YR=2020;ORIG=0,-6] W40 S16 E40 N16 $
PTO=[YR=2024;ORIG=-40,40] S16 E22 N8 E12 N8 W34 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/04/2023 BY WW Total Acres: 3.40 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS