

PT OF S1/2 OF NW1/4
IN OR 2129/279
EX 12-13

TODD JOHN A
18116 AKRON TRL
HILLIARD, FL 32046

2024

23-4N-23-0000-0012-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

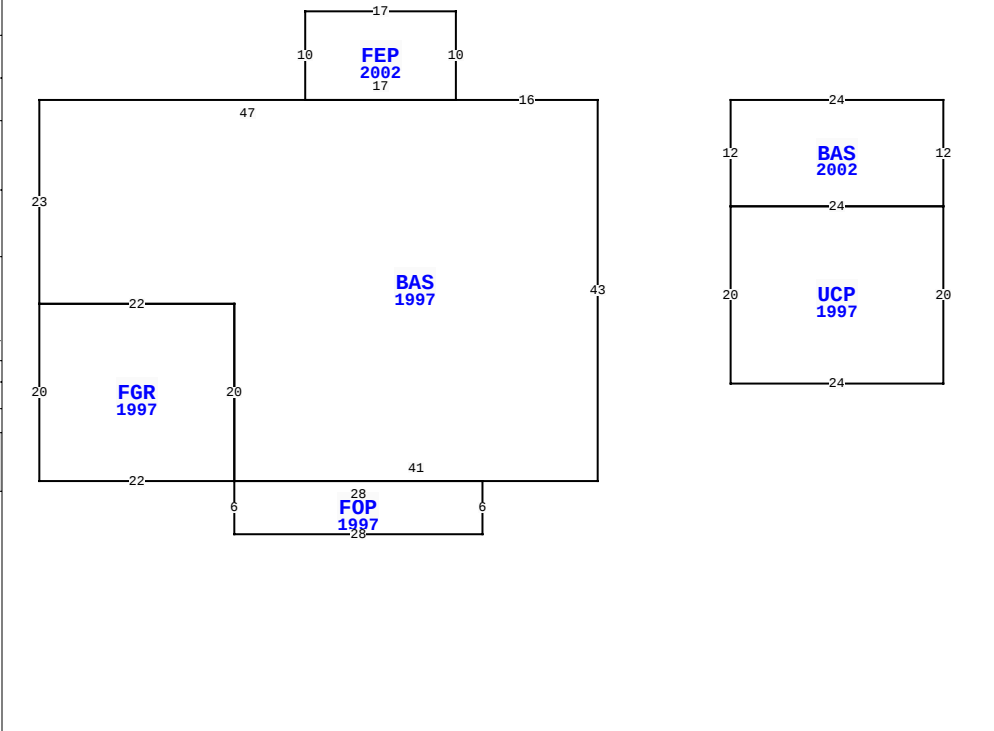
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	2,269	225,362
BAS	288	100	288	28,605
FEP	170	80	136	13,508
FGR	440	55	242	24,036
FOP	168	30	50	4,967
UCP	480	20	96	9,535

TOTALS	3,815		3,081	306,012
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	811.00	SF	5.20	5.20
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,081	94.3092	117.89	363,219	1997	2002	0	0
1 SNGL FAM - 100% - 2018					Heated Area: 2557		HX Base Yr 2018		



18116 AKRON TRL, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0	100	0	811.00	SF	5.20	5.20	100	1997	1997	3	73	3,079	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION										TOTAL OB/XF							5,879		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00			
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	25,000.00	25,000.00			
REVIEW DATE		05/18/2020		BY	TWA		Total Acres: 4.10		Total Land Value: 107,500				Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,012	
TOTAL MARKET OB/XF VALUE		5,879	
TOTAL LAND VALUE - MARKET		107,500	
TOTAL MARKET VALUE		419,391	
SOH/AGL Deduction		155,355	
ASSESSED VALUE		264,036	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		214,036	
TOTAL JUST VALUE		419,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034204	MH MOVE-ON	0	09/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2129/0279	6/09/2017	WD	Q	I	01	240,000	
GRANTOR:NEIDERHISER SONJA FER							
GRANTEE:TODD JOHN A							
1570/0423	6/06/2008	QC	U	I	06	100	
GRANTOR:NEIDERHISER DANIEL RA							
GRANTEE:NEIDERHISER SONJA F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W16 FEP=[YR=2002] N10 W17 S10 E17 \$ W47 S23 FGR=[YR=1997] S20 E22 FOP=[YR=1997] S6 E28 N6 W28 \$ N20 W22 \$ E22 S20 E41 N43 \$ PTR= E15 BAS=[YR=2002] E24 S12 UCP=[YR=1997] S20 W24 N20 E24 \$ W24 N12 \$ W15 \$.									