PT OF SW1/4 OF SW1/4
IN OR 692 PG 1486
ESMT OR 549/546

BARGER BENJAMIN F & SHARON K
4810 BLACK JACK LANE
HILLIARD, FL 32046

2024

24-2N-23-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

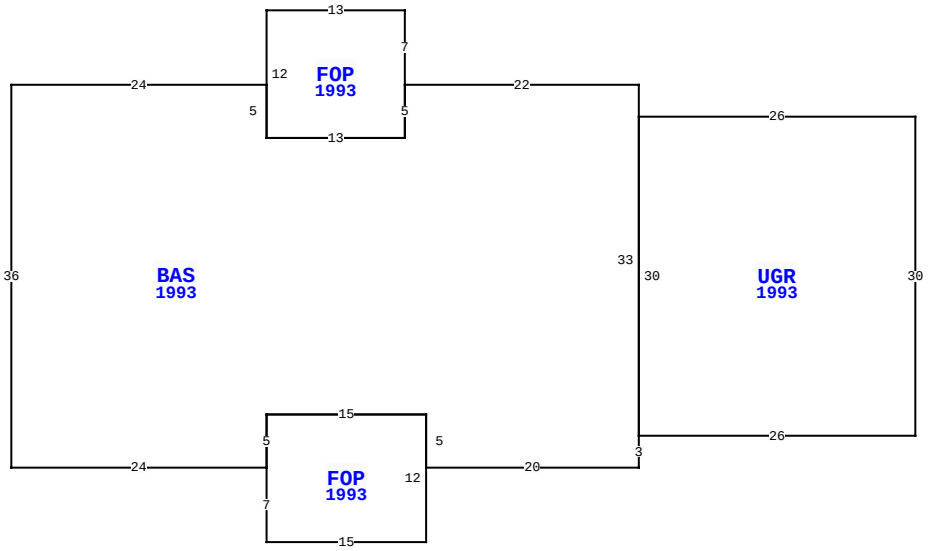
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,984	100	1,984	148,995
FOP	156	30	47	3,530
FOP	180	30	54	4,055
UGR	780	45	351	26,359
TOTALS	3,100		2,436	182,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,436	118.8740	112.93	275,097	1971	1976	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1984 HX Base Yr



4810 BLACK JACK LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,940
TOTAL MARKET OB/XF VALUE		15,695
TOTAL LAND VALUE - MARKET		97,470
TOTAL MARKET VALUE		296,105
SOH/AGL Deduction		132,845
ASSESSED VALUE		163,260
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,260
TOTAL JUST VALUE		296,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000622	DEMOLITION	2,499	01/17/2023
MH971890	MH MOVE-ON	0	08/01/1997
6735	ADDITION	1,361	09/12/1990
5689	XFOB	3,641	05/01/1989
7412	MH MOVE-ON	23,809	08/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0692/1486	11/22/1993	WD	U	I	10	53,000
GRANTOR: MESSER KAY D						
GRANTEE: BARGER BENJAMIN & S						
0494/0569	7/29/1986	AA	U	I		53,000
GRANTOR: GEIGER DAVID R & KAY						
GRANTEE: BARGER BENJAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N7 W13 S12 E13 N5$S5 W13 N5 W24 S36 E24 FOP=[YR=1993] S7 E15 N12 W15 S5$ N5 E15 S5 E20 N3 UGR=[YR=1993] E26 N30 W26 S30$ 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.2	1,092	
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1971	1971	3	22	515	
3	0681	POLE SHED	0	100	24	29	696.00	SF	15.00	15.00	100	1970	1970	3	20	2,088	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,695

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	0004	OR	0.00	0.00	5.13	AC		1.00	1.00	1.00	19,000.00	19,000.00	97,470							

REVIEW DATE 03/08/2023 BY WW Total Acres: 5.13 Total Land Value: 97,470 Market: 0 Agricultural: 0 Common: 97,470 PRINTED 08/06/2024 BY SYS