PT OF E1/2 OF SW1/4 OF SE1/4
A/K/A E1/2 OF LOT 15
IN OR 483 PG 114

BRANNAN KENNETH LEE
28092 TEMPEST TRAIL
HILLIARD, FL 32046-8255

2024

25-4N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

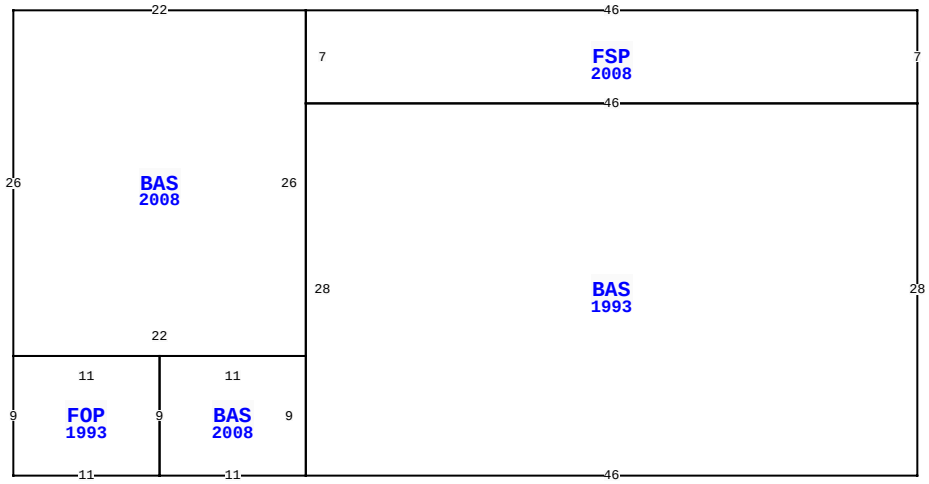
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,288	100	1,288	122,685
BAS	99	100	99	9,430
BAS	572	100	572	54,485
FOP	99	30	30	2,858
FSP	322	40	129	12,288
TOTALS	2,380		2,118	201,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,118	114.2680	108.55	229,909	1985	1998	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 0 Heated Area: 1959 HX Base Yr



28092 TEMPEST TRL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,745
TOTAL MARKET OB/XF VALUE		24,226
TOTAL LAND VALUE - MARKET		123,000
TOTAL MARKET VALUE		348,971
SOH/AGL Deduction		183,535
ASSESSED VALUE		165,436
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,436
TOTAL JUST VALUE		348,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615577	REPAIR/RRF	4,000	12/01/2016
B21475	48X30 AG BARN	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0483/0114	2/01/1986	WD	U	I		41,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2008] W46 BAS=[YR=2008] W22 S26 FOP=[YR=1993] S9 E11 BAS=[YR=2008] E11 BAS=[YR=1993] E46 N28 W46 S28$ N9 W11 S9$ N9 W11$ E22 N26$ S7 E46 N7$.

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	1985	1985	3	58	2,030	
2	0811	CONCRETE B	0	100	21	35	735.00	SF	5.20	5.20	100	1985	1985	3	47	1,796	
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2008	2008	3	52	13,104	
4	0680	POLE SHED	0	100	12	30	360.00	SF	10.00	10.00	100	2008	2008	3	52	1,872	
5	0680	POLE SHED	0	100	12	30	360.00	SF	10.00	10.00	100	2008	2008	3	52	1,872	
6	0681	POLE SHED	0	100	16	16	256.00	SF	15.00	15.00	100	2005	2005	3	40	1,536	
8	0681	POLE SHED	0	100	10	18	180.00	SF	15.00	15.00	100	2005	2005	3	40	1,080	
9	0680	POLE SHED	0	100	13	18	234.00	SF	10.00	10.00	100	2005	2005	3	40	936	

LAND DESCRIPTION

TOTAL OB/XF 24,226

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	0006	OR	0.00	0.00	4.92	AC		1.00	1.00	1.00	25,000.00	25,000.00	123,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.92 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 08/06/2024 BY SYS