PT OF LOT 50 (S-3)
IN OR 2090/650
CORNWALL SURVEY &

FARAHKHAN NATHANIEL I & TAWANA
28043 FARAHKHAN WAY
HILLIARD, FL 32046

2024

25-4N-23-2020-0050-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

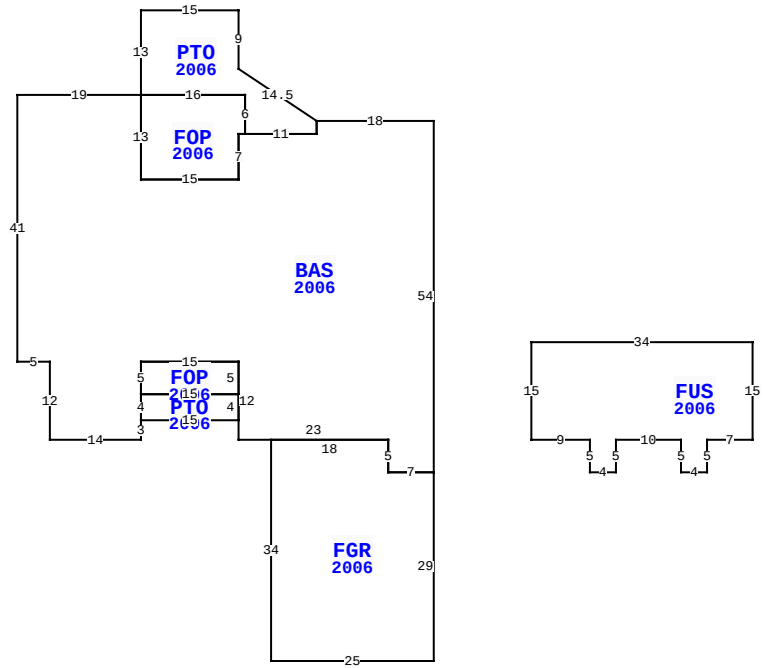
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,848	100	2,848	289,837
FGR	815	55	448	45,592
FOP	75	30	22	2,239
FOP	201	30	60	6,106
FUS	550	100	550	55,973
PTO	60	5	3	305
PTO	261	5	13	1,323
TOTALS	4,810		3,944	401,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,944	93.3120	116.64	460,028	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2021 Heated Area: 3398 HX Base Yr



28043 FARAHKHAN WAY, 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		401,374
TOTAL MARKET OB/XF VALUE		7,488
TOTAL LAND VALUE - MARKET		159,980
TOTAL MARKET VALUE		568,842
SOH/AGL Deduction		41,892
ASSESSED VALUE		526,950
TOTAL EXEMPTION VALUE	13	526,950
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		568,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,144

16X33 INGROUND POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006806	POOL ENCLOSURE T	41,500	06/07/2024
230013461	16X33 POOL	121,477	10/19/2023
B15618	NEW CONSTR	233,624	08/21/2006
C15618	CO ISSUED	233,624	07/01/2005
E15356	ELEC OTHER	2,000	07/01/2005
M10024	MECH OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/0422	8/01/2022	WD	Q	V	03	29,000

GRANTOR: GEIGER RICHARD L
GRANTEE: FARAHKHAN NATHANIEL

2090/0650	12/16/2016	WD	Q	I	01	353,500

GRANTOR: HAIR KEVIN & JENNIFER
GRANTEE: FARAHKHAN NATHANIEL

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N29BAS=[YR=2006] N54W18 PTO=[YR=2006] U8 L12 N9W15S13E16S6 E11N2$S2W11FOP=[YR=2006] N6W16S13E15 N7E1$W1S7W15N13W19S41E5S12E14 N3PTO=[YR=2006] E15N4W15S4$N4 FOP=[YR=2006] E15N5W15S5$N5E15S12E23 S5E7$W7N5W18S34E25$ PTR=N34E15 FUS=[YR=2006] E9S5E4N5E10S5E4N5E7N15 W34S15$ W15S34$.

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	1127	BRICK 8"	0	100	21	4	84.00	SF	5.50	5.50	100	2006	2006	3	96	444	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
3	0812	CONCRETE C	0	100	0	0	1,507.00	SF	4.00	4.00	100	2006	2006	3	87	5,244	

LAND DESCRIPTION

TOTAL OB/XF 7,488

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	8.42	AC		1.00	1.00	1.00	19,000.00	19,000.00	159,980							

REVIEW DATE 02/28/2023 BY WWX Total Acres: 8.42 Total Land Value: 159,980 Market: 0 Agricultural: 0 Common: 159,980 PRINTED 08/06/2024 BY SYS