SE1/4 OF SW1/4
IN OR 2260/1319
ESMT PT OR 663/1337

DOWLING CHRISTOPHER
4123 CHARLES GREEN RD
HILLIARD, FL 32046

2024

26-2N-23-0000-0005-0090

BUILDING CHARACTERISTICS

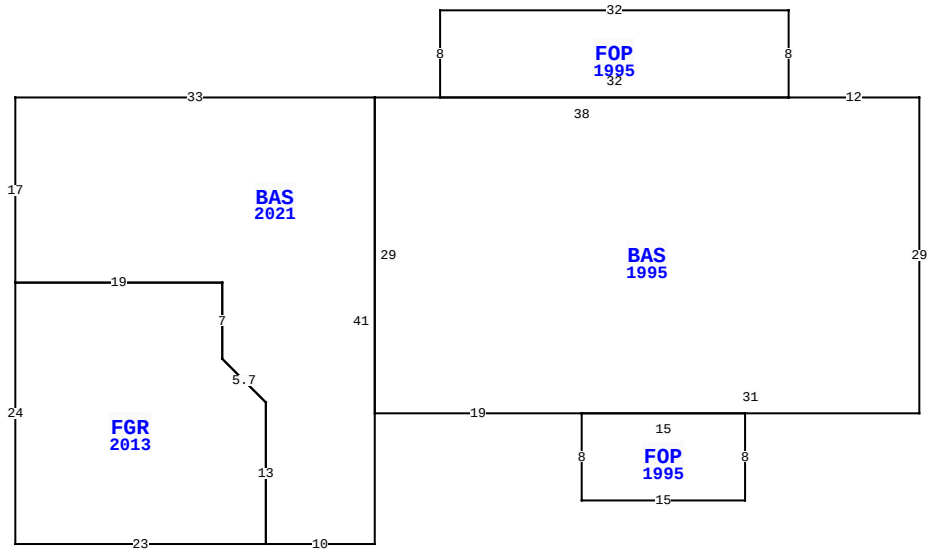
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1,450	145,199
BAS	837	100	837	83,814
FGR	516	55	284	28,439
FOP	120	30	36	3,605
FOP	256	30	77	7,710
TOTALS	3,179		2,684	268,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,684	120.8064	114.77	308,043	1995	2006	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2016 Heated Area: 2287 HX Base Yr 2016



4123 CHARLES GREEN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		268,768
TOTAL MARKET OB/XF VALUE		14,105
TOTAL LAND VALUE - MARKET		196,650
TOTAL MARKET VALUE		318,928
SOH/AGL Deduction		84,686
ASSESSED VALUE		234,242
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,242
TOTAL JUST VALUE		479,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615548	REPAIR/RRF	13,167	11/01/2016
B94951	NEW CONSTR	57,750	04/01/1994
8309	XFOB	7,680	08/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2260/1319	3/08/2019	QC	U	I	11	100
GRANTOR: DOWLING CHRISTOPHER &						
GRANTEE: DOWLING CHRISTOPHER						
2003/1106	9/15/2015	WD	Q	I	02	235,000
GRANTOR: SIMPKINS REX A & VICK						
GRANTEE: DOWLING CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 FOP=[YR=1995] N8 W32 S8 E32$ W38
BAS=[YR=2021] W33 S17 FGR=[YR=2013] S24 E23 N13 U4 L4 N7 W19$ E19 S7 D4 R4 S13 E10 N41 $ S29 E19 FOP=[YR=1995] S8 E15 N8W15 $ E31 N29$.

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	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	1995	1995	3	70	2,679	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
4	0350	CARPORT WD	0	100	38	24	912.00	SF	13.00	13.00	100	2000	2000	3	20	2,371	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2005	2005	3	86	2,236	
6	0855	CONC PAVER	0	100	0	0	366.00	SF	10.00	10.00	100	2012	2012	3	93	3,404	

LAND DESCRIPTION

TOTAL OB/XF 14,105

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	11.11	AC		1.00	1.00	1.00	545.00	545.00	6,055							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.11	AC		1.00	1.00	1.00	15,000.00	15,000.00	166,650							

REVIEW DATE 01/17/2023 BY WW Total Acres: 12.11 Total Land Value: 36,055 Market: 166,650 Agricultural: 6,055 Common: 30,000 PRINTED 08/06/2024 BY SYS