LOT 61
ESMT IN OR 790/1534
(EX ESMT IN OR 790/1534)

LYMAN DEBORAH L WARD L/E/
PO BOX 1622
HILLIARD, FL 32046

2024

26-4N-24-2020-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

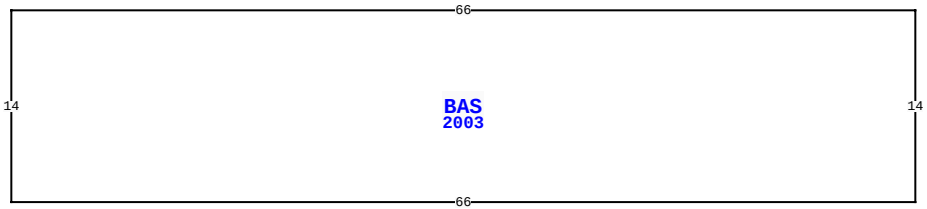
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	924	100	924	17,619
TOTALS	924		924	17,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	90.8000	63.56	58,729	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 924 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,494
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		365,934
SOH/AGL Deduction		0
ASSESSED VALUE		365,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,934
TOTAL JUST VALUE		513,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13494	MECH OTHER	0	12/01/2007
P12818	OTHER	0	11/01/2007
C20508	CO ISSUED	215,000	09/01/2007
B20508	NEW CONSTR	215,000	09/01/2007
E20017	TEMP POLE	0	09/01/2007
R10701	REPAIR/RRF	11,000	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2317/0498	11/04/2019	WD	U	I	30	40,000
GRANTOR: WARD DEBORAH L						
GRANTEE: WARD DEBORAH & REBE						
1144/1607	6/12/2003	WD	Q	V		50,000
GRANTOR: JORDAN GERALDINE & HA						
GRANTEE: WARD RAY H & DEBORA						

38276 TACOMA TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S14 E66 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	555.00	555.00	4,440							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 06/10/2020 BY TWA Total Acres: 10.00 Total Land Value: 64,440 Market: 152,000 Agricultural: 4,440 Common: 60,000 PRINTED 08/06/2024 BY SYS

LOT 61
ESMT IN OR 790/1534
(EX ESMT IN OR 790/1534)

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PO BOX 1622
HILLIARD, FL 32046

2024

26-4N-24-2020-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

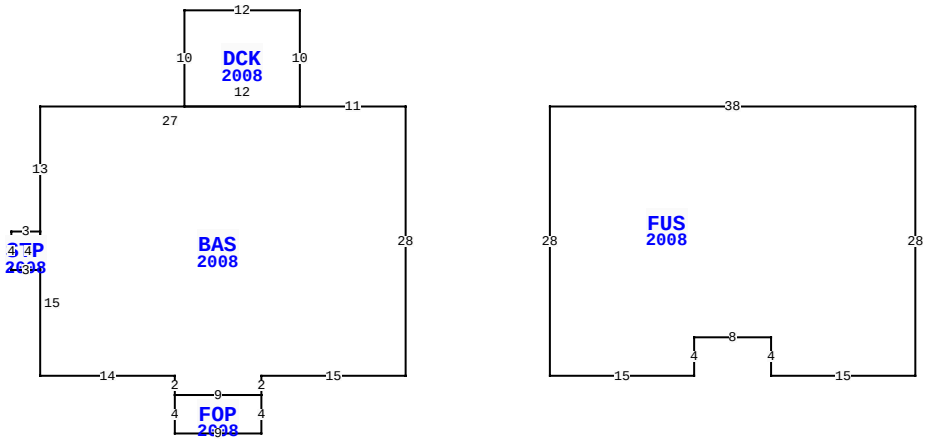
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	1,082	143,664
DCK	120	10	12	1,593
FOP	36	30	11	1,460
FUS	1,032	100	1,032	137,025
STP	12	10	1	133
TOTALS	2,282		2,138	283,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,138	114.2190	142.77	305,242	2008	2008	0	0	0	7.00	93.00

2 SNGL FAM – 100% - 2024 Heated Area: 2114 HX Base Yr 2024



38276 TACOMA TR, HILLIARD

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XF DATE		LAND DATE	06/15/2023 MLU
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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		513,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413127	MH MOVE-ON	0	01/07/2004
MH0342	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/0498	11/04/2019	WD	U	I	30	40,000
GRANTOR: WARD DEBORAH L						
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1144/1607	6/12/2003	WD	Q	V		50,000
GRANTOR: JORDAN GERALDINE & HA						
GRANTEE: WARD RAY H & DEBORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 DCK=[YR=2008] N10 W12 S10 E12$ W27 S13 STP=[YR=2008] W3 S4 E3 N4$ S15 E14 S2 FOP=[YR=2008] S4 E9 N4 W9$ E9 N2 E15 N28$ PTR= E15 FUS=[YR=2008] E38 S28 W15 N4 W8 S4 W15 N28$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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