PT OF NE1/4 OF SW1/4
IN OR 553/499 R407882
PARCELS 4-2 & 6-5

HOGAN STEVEN E
19899 JAGUAR DRIVE
HILLIARD, FL 32046

2024

27-2N-23-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

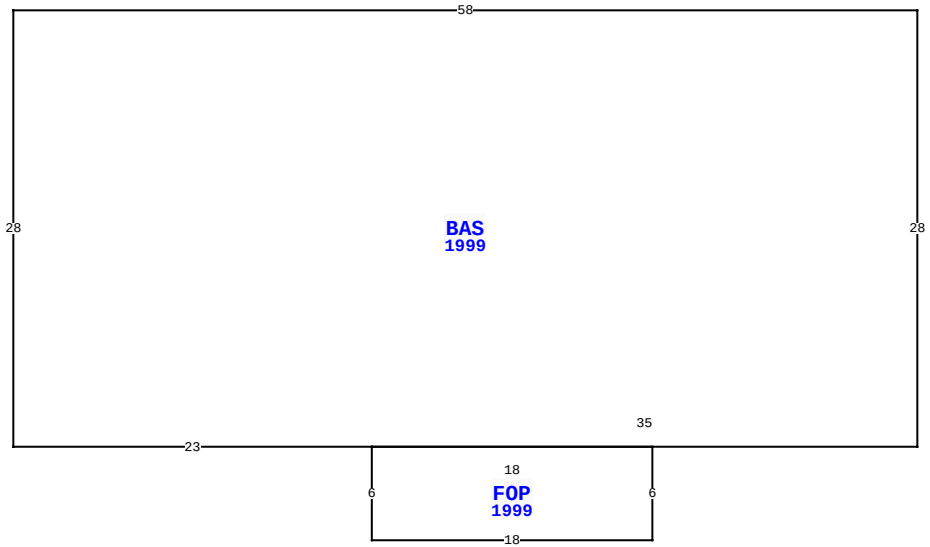
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,624	100	1,624	145,683
FOP	108	30	32	2,871
TOTALS	1,732		1,656	148,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,656	107.0000	101.65	168,332	1999	1999	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 1991 Heated Area: 1624 HX Base Yr 1991



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

19899 JAGUAR DR, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,974
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		286,774
SOH/AGL Deduction		149,761
ASSESSED VALUE		137,013
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,013
TOTAL JUST VALUE		286,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002898	REPAIR/RRF	15,000	03/03/2023
B984904	NEW CONSTR	69,639	04/01/1998
7471	MH MOVE-ON	12,000	09/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0553/0499	9/27/1988	WD	Q	V		36,000

GRANTOR: RAULERSON TRAVIS
GRANTEE: HOGAN STEVEN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W58 S28 E23 FOP=[YR=1999] S6 E18 N6 W18 $ E35 N28 $.

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
2	0681	POLE SHED	0	100	32	30	960.00	SF	15.00	15.00	100	2015	2014	3	75	10,800	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 07/12/2023 BY WW Total Acres: 6.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/06/2024 BY SYS

PT OF NE1/4 OF SW1/4
IN OR 553/499 R407882
PARCELS 4-2 & 6-5

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19899 JAGUAR DRIVE
HILLIARD, FL 32046

2024

27-2N-23-0000-0004-0020

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	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

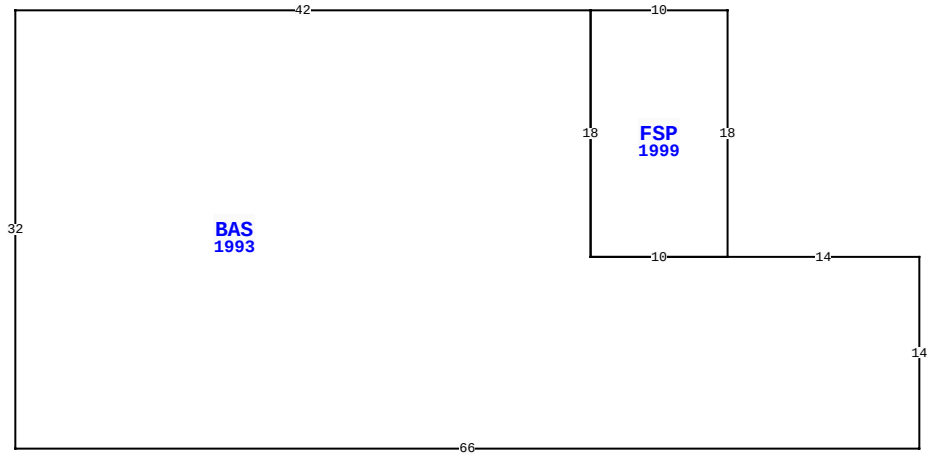
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	12,610
FSP	180	60	108	811
TOTALS	1,860		1,788	13,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,788	35.7500	25.02	44,736	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 100% - 1991 Heated Area: 1680 HX Base Yr 1991



19899 JAGUAR DR, HILLIARD

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0553/0499	9/27/1988	WD	Q	V		36,000

GRANTOR: RAULERSON TRAVIS
GRANTEE: HOGAN STEVEN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1999] N18 W10 S18 E10 $ W10 N18 W42 S32 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

REVIEW DATE 07/12/2023 BY WW Total Acres: 6.00 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 08/06/2024 BY SYS