

SW1/4 OF SE1/4 &  
NW1/4 OF SE1/4 &  
PT OF NW1/4 OF NE1/4 OF SE1/4

GATLIN CHRISTY L  
31349 MAGIC HOLLOW DRIVE  
HILLIARD, FL 32046

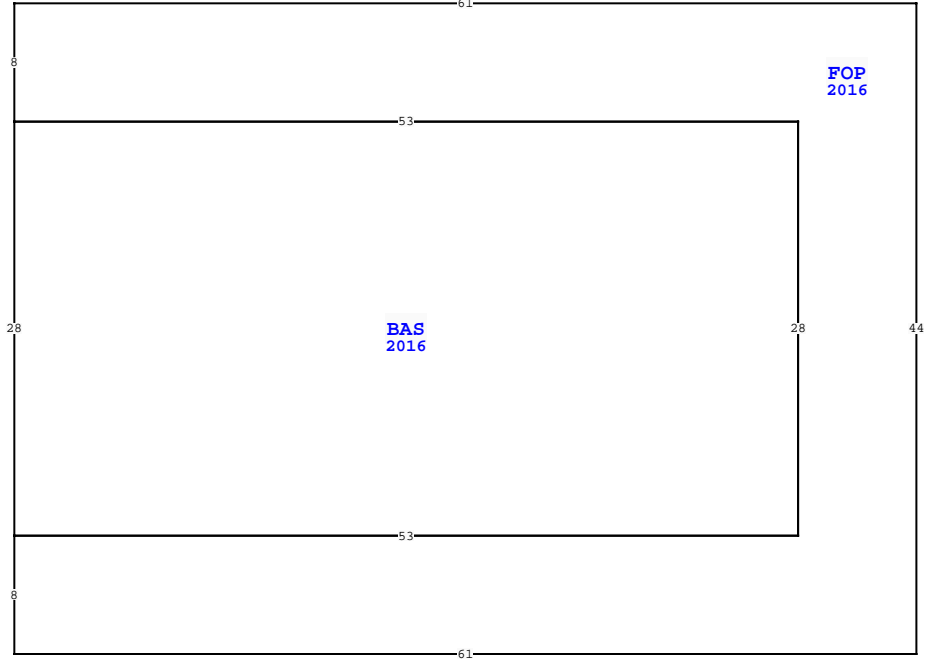
2024

28-4N-23-0000-0007-0000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
11	BD/BTN AVG 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
12	HARDWOOD 70		
11	CLAY TILE 30		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3 100	
	Bathrooms	2 100	
02	WOOD FRAME 100		
1.	1. 100		
	Units	0 100	
04	DIST 01 100		
00	NONE 100		
01	Quality Level 01		
5000	IMPROVED AG		
	MAP NUM	MKT AREA	09
NEIGHBORHOOD/LOC 9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,484	100	1,484
FOP	1,200	30	360
SUBAREA MARKET VALUE			
BAS		189,147	
FOP		45,885	
TOTALS	2,684		1,844
		235,032	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,844	105.6600	132.08	243,556	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2019 Heated Area: 1484 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		235,032	
TOTAL MARKET OB/XF VALUE		20,832	
TOTAL LAND VALUE - MARKET		470,000	
TOTAL MARKET VALUE		315,994	
SOH/AGL Deduction		97,243	
ASSESSED VALUE		218,751	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,751	
TOTAL JUST VALUE		725,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		716,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006627	CO ISSUED	0	06/21/2019
B1631611	CO ISSUED	0	08/01/2016
B1631611	NEW CONSTR	193,597	02/01/2016
MH98	MH MOVE-ON	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1515	3/25/2014	WD	U	I	30	138,700
GRANTOR: LLOYD R B						
GRANTEE: GATLIN CHRISTY L						
1836/0330	1/18/2013	LE	U	I	11	100
GRANTOR: LLOYD R B						
GRANTEE: LLOYD JIMMIE DEAN &						

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
1	0680	POLE SHED	0 100	48	35	1,680.00	SF	10.00	10.00	100	2003	2003	3	32	5,376	
2	0681	POLE SHED	0 100	48	15	720.00	SF	15.00	15.00	100	2003	2003	3	32	3,456	
3	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
4	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	

TOTAL OB/XF												20,832					
31349 MAGIC HOLLOW DR, HILLIARD																	
BLD DATE				LGL DATE		06/13/2023		MLU									
XF DATE				LAND DATE													
INC DATE				AG DATE													

BUILDING NOTES											
FOP=[YR=2016] W61 S8 BAS=[YR=2016] S28 E53 N28 W53 E53 S28 W53 S8 E61 N44\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	415.00	415.00	12,450							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	190.00	190.00	3,990							
4	006005	A	PAST/GRAZE	0		OR	0.00	0.00	37.00	AC		1.00	1.00	1.00	370.00	370.00	13,690							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	88.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	440,000							