PT OF NE1/4 OF NW1/4 SEC 29 &
PT OF SE1/4 OF SW1/4 SEC 20
PARCELS 3-7 & 3-6

HUDSON JARED G & CANDY G
48101 NARROW WAY
HILLIARD, FL 32046

2024

29-4N-25-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

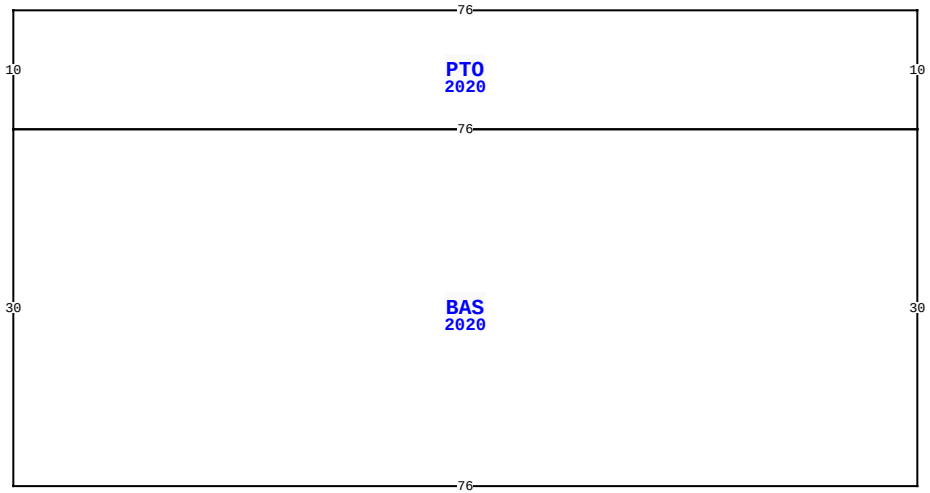
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	205,179
PTO	760	5	38	3,419
TOTALS	3,040		2,318	208,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,318	113.6212	90.90	210,706	2020	2020	0	0	0	1.00	99.00

1 SFR MODULR – 100% - 2021 Heated Area: 2280 HX Base Yr 2021



48101 NARROW WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,599
TOTAL MARKET OB/XF VALUE		755
TOTAL LAND VALUE - MARKET		266,580
TOTAL MARKET VALUE		305,474
SOH/AGL Deduction		105,390
ASSESSED VALUE		200,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,084
TOTAL JUST VALUE		475,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003547	CO ISSUED	0	09/22/2020
2003547	MH MOVE-ON	0	04/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/0668	9/04/2019	QC	U	I	11	100
GRANTOR: HASENJAGER CAROL LYNN						
GRANTEE: HUDSON JARED G & CA						
0708/0569	6/30/1994	WD	Q	V		30,000
GRANTOR: SHERMAN DAVID & DEBOR						
GRANTEE: HOWARD SHERMAN & CA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W76 S10 BAS=[YR=2020] S30 E76 N30 W76$ E76 N10$.

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	0350	CARPORT WD	0	100	22	12	264.00	SF	13.00	13.00	100	2004	2004	3	22	755	

LAND DESCRIPTION

TOTAL OB/XF 755

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	4.81	AC		1.00	1.00	1.00	18,000.00	18,000.00	86,580							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	795.00	795.00	9,540							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,000							

REVIEW DATE 06/08/2021 BY KBA Total Acres: 16.81 Total Land Value: 96,120 Market: 180,000 Agricultural: 9,540 Common: 86,580 PRINTED 08/06/2024 BY SYS