

PT OF GOV LOTS 7 & 8
IN SEC 30 & 38 EAST OF
ST MARYS HGTS OR 62/308

DINWIDDIE TODD C & CHANNELL D
28129 DAVIS ROAD
HILLIARD, FL 32046

2024

30-4N-24-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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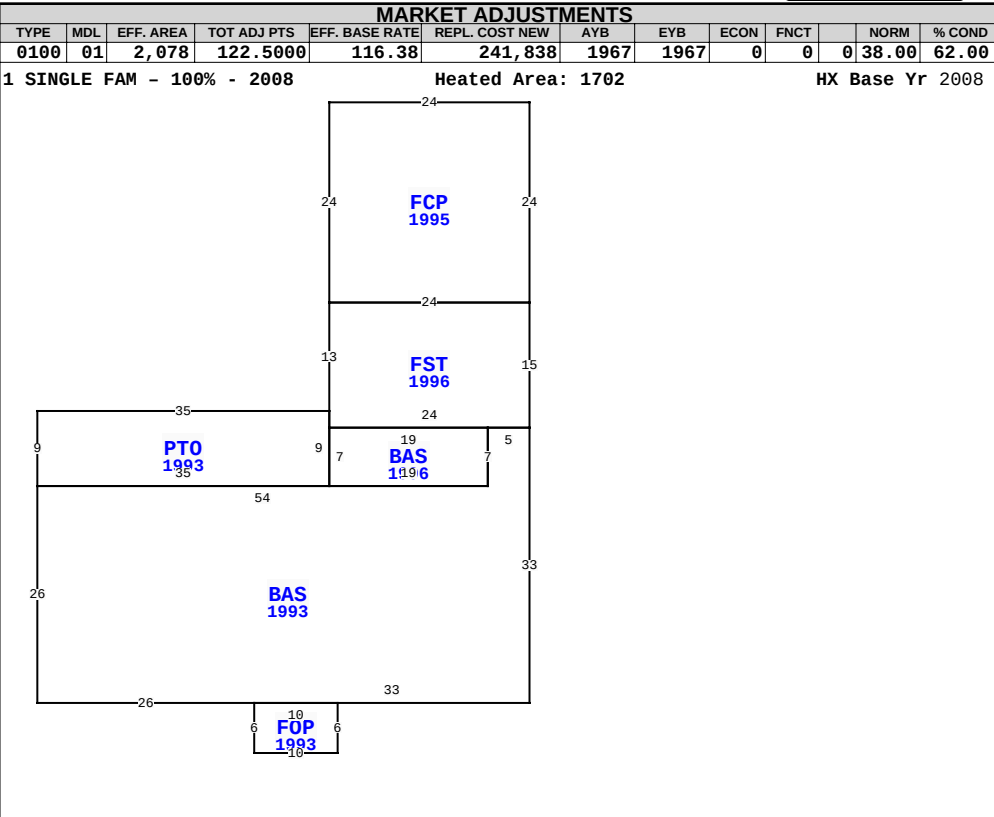
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100	1,569	113,212
BAS	133	100	133	9,597
FCP	576	25	144	10,391
FOP	60	30	18	1,299
FST	360	55	198	14,287
PTO	315	5	16	1,154

TOTALS	3,013		2,078	149,940
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	243.00	SF	6.50	6.50	100	1967
2	0810	CONCRETE A	0	100	0	0	164.00	SF	6.50	6.50	100	1998
3	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	1998
4	0681	POLE SHED	0	100	30	23	690.00	SF	11.25	11.25	100	1987

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.40	AC		1.00



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

TOTAL OB/XF												
2,925												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		149,940	
TOTAL MARKET OB/XF VALUE		2,925	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		224,865	
SOH/AGL Deduction		111,671	
ASSESSED VALUE		113,194	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		63,194	
TOTAL JUST VALUE		224,865	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952032	CARPORT	4,896	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1707	8/13/2007	WD	Q	I		210,000
GRANTOR: WEBBER ROBERT G & SAR						
GRANTEE: DINWIDDIE TODD C &						
0702/1133	4/18/1994	PR	Q	I		69,900
GRANTOR: DAVIS VIRGIL P/R						
GRANTEE: WEBBER ROBERT & SAR						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FCP=[YR=1995] W24 S24 FST=[YR=1996] S13 PTO=[YR=1993] W35 S9 BAS=[YR=1993] S26 E26 FOP=[YR=1993] S6 E10 N6 W10\$ E33 N33 W5 BAS=[YR=1996] W19 S7 E19 N7\$ S7 W54\$ E35 N9\$ S2 E24 N15 W24\$ E24 N24\$.												