

LOTS 17 & 18 (EX DOT R/W IN
OR 450/390) OF ST MARYS
HEIGHTS SUB PBK 3/36 & PT OF

GANEY SANDRA SUE
28183 HUMBLE LANE
HILLIARD, FL 32046

2024

30-4N-24-2740-0017-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover		N/A 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 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	2,109	100	2,109	205,881
FOP	456	30	137	13,374
TOTALS	2,565		2,246	219,255

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,246	94.3740	117.97	264,961	2000	2000	0	0	0	17.25	82.75
1 SNGL FAM - 100% - 2001 Heated Area: 2109 HX Base Yr 2001												
37 BAS 2000 37 8 FOP 2000 8												
28183 HUMBLE LN, HILLIARD												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE	06/16/2023		
				INC DATE					AG DATE	MLU		

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					219,255				
TOTAL MARKET OB/XF VALUE					16,648				
TOTAL LAND VALUE - MARKET					101,460				
TOTAL MARKET VALUE					337,363				
SOH/AGL Deduction					161,133				
ASSESSED VALUE					176,230				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					126,230				
TOTAL JUST VALUE					337,363				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					328,761				