PT OF GOVT LOT 5
IN SEC 32-3N-23E
IN OR 1069/1983

LOVETT SHARON P
16010 LOVETT LN
HILLIARD, FL 32046

**2024**

**32-3N-23-0000-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

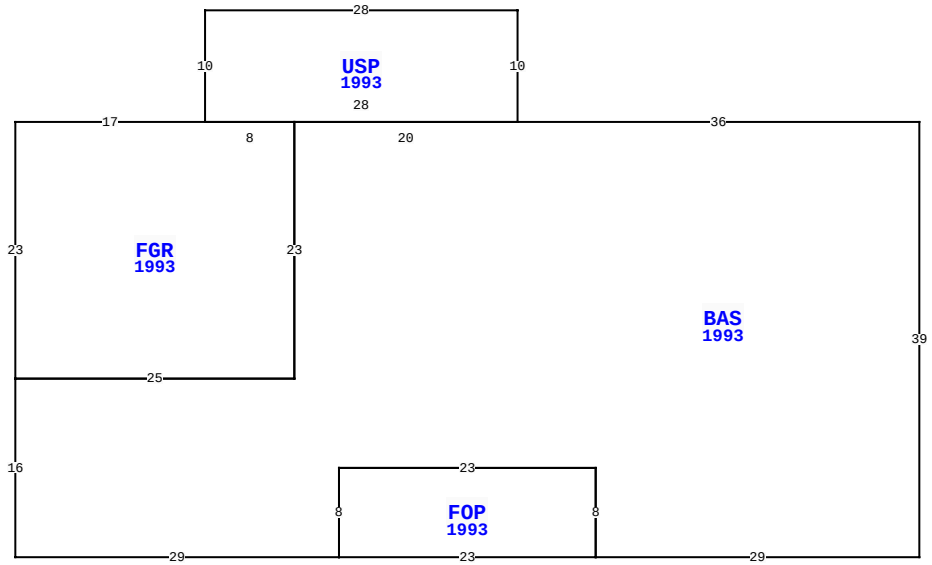
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 01 | Quality Level 01 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,400 | 100 | 2,400 | 238,089 |
| FGR | 575 | 55 | 316 | 31,349 |
| FOP | 184 | 30 | 55 | 5,456 |
| USP | 280 | 30 | 84 | 8,333 |
| TOTALS | 3,439 | | 2,855 | 283,226 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,855 | 96.7824 | 120.98 | 345,398 | 1989 | 1999 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SNGL FAM – 100% - 2002 Heated Area: 2400 HX Base Yr 2002




16010 LOVETT LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 283,226 |
| TOTAL MARKET OB/XF VALUE | | 10,539 |
| TOTAL LAND VALUE - MARKET | | 163,000 |
| TOTAL MARKET VALUE | | 326,580 |
| SOH/AGL Deduction | | 170,886 |
| ASSESSED VALUE | | 155,694 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 100,694 |
| TOTAL JUST VALUE | | 456,765 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 445,189 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21007421 | NEW METAL ROOF | 17,850 | 06/08/2021 |
| M1217674 | H/AC | 0 | 10/01/2012 |
| 6872 | XFOB | 8,568 | 11/29/1990 |
| 2831 | H/AC | 2,700 | 12/06/1988 |
| 5551 | NEW CONSTR | 1,900 | 12/06/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1069/1983 | 7/22/2002 | WD | U | I | 07 | 100 |
| GRANTOR: BROWN WILLIAM & DELOR | | | | | | |
| GRANTEE: LOVETT ROBERT & SHA | | | | | | |
| 1031/0270 | 1/15/2002 | WD | Q | I | | 200,000 |
| GRANTOR: BROWN WILLIAM R & DEL | | | | | | |
| GRANTEE: LOVETT ROBERT C & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 USP=[YR=1993] N10 W28 S10 FGR=[YR=1993] W17 S23 E25 N23 W8 $E28$ W20S23W25S16E29 FOP=[YR=1993] E23 N8 W23 S8$ N8 E23 S8 E29 N39$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 28 | 18 | 504.00 | SF | 35.00 | 35.00 | 100 | 1991 | 1991 | 3 | 20 | 3,528 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,416.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 4,701 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,539

| 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 | 0007 | 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 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 2,075 | | | | | | | |
| 3 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 740 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 133,000 | | | | | | | |

REVIEW DATE 12/07/2021 BY TWX Total Acres: 8.00 Total Land Value: 32,815 Market: 133,000 Agricultural: 2,815 Common: 30,000 PRINTED 08/06/2024 BY SYS