PT OF GOVT LOTS 4 & 5
IN SEC 32-3N-23E &
PT OF GOVT LOT 4

LOVETT ROBERT C II
1602 TOMLINSON RD
HILLIARD, FL 32046

2024

32-3N-23-0000-0003-0070

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

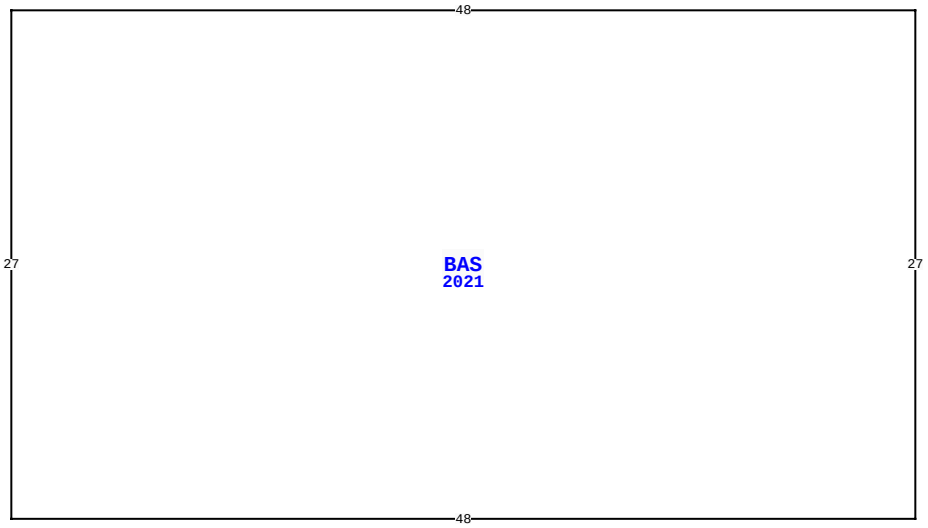
DOR CODE 5901 HARDWOOD SI 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	69,906
TOTALS	1,296		1,296	69,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.0000	87.00	112,752	2008	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2022 Heated Area: 1296 HX Base Yr 2022



1602 TOMLINSON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,906
TOTAL MARKET OB/XF VALUE		6,233
TOTAL LAND VALUE - MARKET		500,250
TOTAL MARKET VALUE		166,179
SOH/AGL Deduction		40,899
ASSESSED VALUE		125,280
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,280
TOTAL JUST VALUE		576,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004277	CO ISSUED	0	08/23/2021
21008204	MH MOVE-ON	0	06/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2366/1501	6/02/2020	QC	U	V	11	100

GRANTOR: LOVETT SHARON P
GRANTEE: LOVETT ROBERT C II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S27 E48 N27$.

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	1242	WD DECK A	0	100	27	12	324.00	SF	10.00	10.00	100	2021	2021	3	93	3,013	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 6,233

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	105.65	AC		1.00	1.00	1.00	225.00	225.00	23,771							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	65.35	AC		1.00	1.00	1.00	555.00	555.00	36,269							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	171.00	AC		1.00	1.00	1.10	2,500.00	2,750.00	470,250							

REVIEW DATE 12/07/2021 BY TW Total Acres: 172.00 Total Land Value: 90,040 Market: 470,250 Agricultural: 60,040 Common: 30,000 PRINTED 08/06/2024 BY SYS