

W1/2 OF GOVT LOT 4
IN OR 983/1131 & OR 991/1410
EX 2-1 THRU 2-6 &

TOMLINSON ROBERT H L/E/TOMLINSON FRANK ET AL
24277 TUGGLE ROAD
HILLIARD, FL 32046-6021

2024

33-3N-23-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,468	100	1,468	92,431
FOP	96	30	29	1,826
FOP	80	30	24	1,511
UOP	80	20	16	1,007
TOTALS	1,724		1,537	96,776

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0	100	10	30			300.00	SF	10.00
2	0201	BARN WD 10	0	100	36	34			1,224.00	SF	17.00
3	0681	POLE SHED	0	100	36	19			684.00	SF	11.25

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.46	AC	

REVIEW DATE 01/14/2021 BY WWA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,537	92.0550	87.45	134,411	1900	1940	0	0	28.00	72.00
1 SINGLE FAM - 100% - 0											
Heated Area: 1468											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

24277 TUGGLE RD, HILLIARD											
TOTAL OB/XF 6,532											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.46	AC	

Total Acres: 7.46 Total Land Value: 141,740 Market: 0 Agricultural: 0 Common: 141,740

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			96,776
TOTAL MARKET OB/XF VALUE			6,532
TOTAL LAND VALUE - MARKET			141,740
TOTAL MARKET VALUE			245,048
SOH/AGL Deduction			196,576
ASSESSED VALUE			48,472
TOTAL EXEMPTION VALUE			25,000
BASE TAXABLE VALUE			23,472
TOTAL JUST VALUE			245,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0991/1410	6/13/2001	ED U	I	I	18	100	
GRANTOR: TOMLINSON MILLIE HEIR							
GRANTEE: TOMLINSON ROBERT H							
0983/1131	4/27/2001	PR U	I	I	01	0	
GRANTOR: FREEMAN MARY M (PR)							
GRANTEE: TOMLINSON ROBERT H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12FOP=[YR=2011] N8W10 FOP=[YR=1993] W12 S8 E12N8S8E10S W22 S42 UOP=[YR=1993] S8 E10 N8W10S E36 N20 W2 N22S .											

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