PT GOVT LOT 4 OF SEC 33-3N-23E
IN OR 665/510 & OR 1760/349
(EX ESMT IN OR 763/167 &

TUGGLE RALPH STEVEN
24356 BRAT DR
HILLIARD, FL 32046

2024

33-3N-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	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	06	Quality Level 06

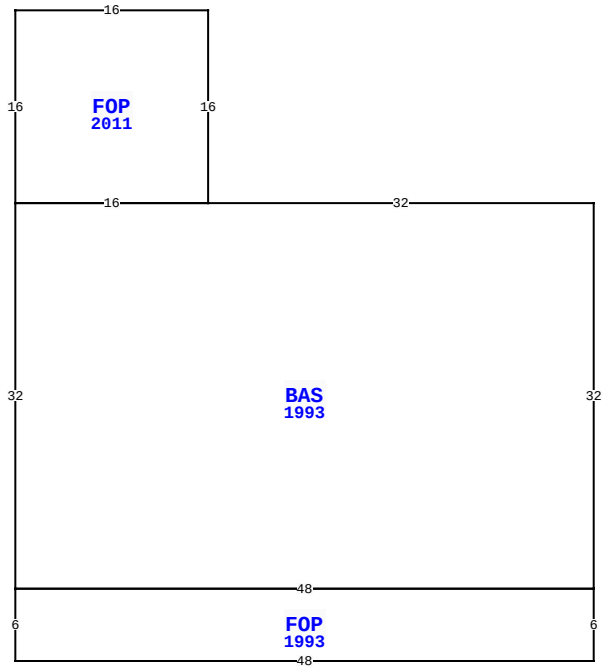
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	162,469
FOP	288	30	86	9,097
FOP	256	30	77	8,145
TOTALS	2,080		1,699	179,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,699	130.9850	124.44	211,424	1993	2003	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 0 Heated Area: 1536 HX Base Yr



24356 BRAT DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,696
TOTAL MARKET OB/XF VALUE		31,678
TOTAL LAND VALUE - MARKET		158,650
TOTAL MARKET VALUE		387,024
SOH/AGL Deduction		234,621
ASSESSED VALUE		152,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,403
TOTAL JUST VALUE		387,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8711	NEW CONSTR	65,210	02/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1760/0345	10/13/2011	QC	U	I	11	100
GRANTOR: TUGGLE RALPH JR & THE						
GRANTEE: TUGGLE ROBIN DELAIN						
0665/0510	8/19/1992	WD	U	V	01	100
GRANTOR: TUGGLE RALPH JR & T						
GRANTEE: TUGGLE RALPH STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FOP=[YR=2011] N16 W16 S16 E16$ W16 S32
FOP=[YR=1993] S6 E48N6 W48$E48 N32$.

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	1993	1993	3	74	2,590	
2	0681	POLE SHED	0	100	10	29	290.00	SF	15.00	15.00	100	1960	1960	3	20	870	
3	0681	POLE SHED	0	100	10	18	180.00	SF	15.00	15.00	100	1960	1960	3	20	540	
4	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2004	2004	3	84	3,481	
5	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	2004	2004	3	36	15,667	
6	0845	KOOL DECK	0	100	0	0	574.00	SF	7.25	7.25	100	2004	2004	3	84	3,496	
7	0811	CONCRETE B	0	100	36	20	720.00	SF	5.20	5.20	100	2004	2004	3	84	3,145	
8	0462	ST/AL FNC	0	100	0	0	102.00	SF	10.00	10.00	100	2004	2004	3	36	367	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	64	384	
10	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	2004	2004	3	36	346	

TOTAL OB/XF 30,886

LAND DESCRIPTION

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	8.35	AC		1.00	1.00	1.00	19,000.00	19,000.00	158,650							

REVIEW DATE 04/15/2020 BY TWA Total Acres: 8.35 Total Land Value: 158,650 Market: 0 Agricultural: 0 Common: 158,650 PRINTED 08/06/2024 BY SYS

PT GOVT LOT 4 OF SEC 33-3N-23E
IN OR 665/510 & OR 1760/349
(EX ESMT IN OR 763/167 &

TUGGLE RALPH STEVEN
24356 BRAT DR
HILLIARD, FL 32046

2024

33-3N-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

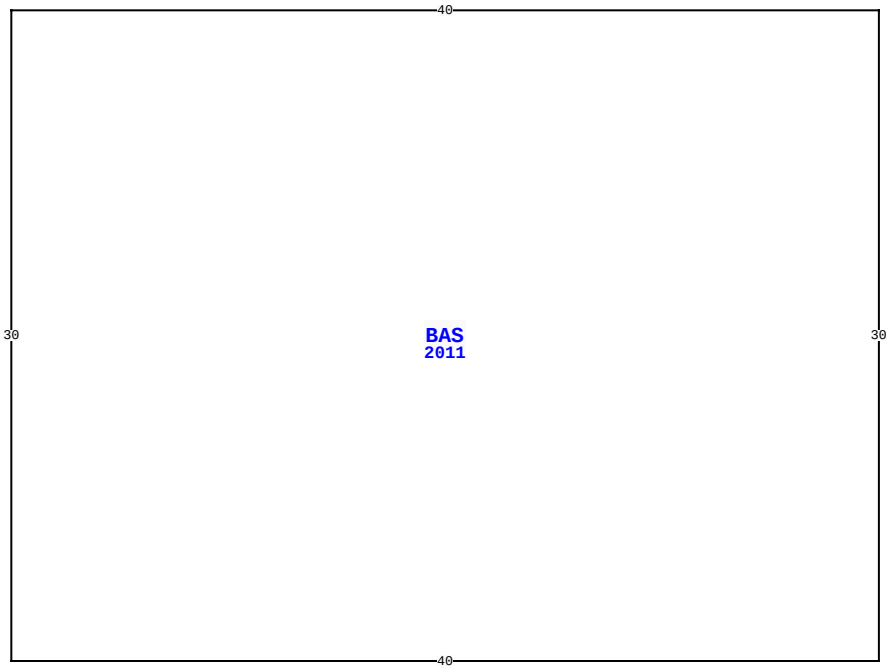
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	16,986
TOTALS	1,200		1,200	16,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.1800	19.66	23,592	2004	2004	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 0 Heated Area: 1200 HX Base Yr



24356 BRAT DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,696
TOTAL MARKET OB/XF VALUE		31,678
TOTAL LAND VALUE - MARKET		158,650
TOTAL MARKET VALUE		387,024
SOH/AGL Deduction		234,621
ASSESSED VALUE		152,403
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,403
TOTAL JUST VALUE		387,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1760/0345	10/13/2011	QC	U	I	11	100
GRANTOR: TUGGLE RALPH JR & THE						
GRANTEE: TUGGLE ROBIN DELAIN						
0665/0510	8/19/1992	WD	U	V	01	100
GRANTOR: TUGGLE RALPH JR & T						
GRANTEE: TUGGLE RALPH STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W40 S30 E40 N30$.

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
11	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	22	792	

LAND DESCRIPTION

TOTAL OB/XF 792

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

REVIEW DATE 04/15/2020 BY TWA Total Acres: 8.35 Total Land Value: 158,650 Market: 0 Agricultural: 0 Common: 158,650 PRINTED 08/06/2024 BY SYS