

NW1/4 OF SW1/4
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IN OR 2239/1384

PEDDLE JAMES E III
1796 TOMPKINS LANDING RD
HILLIARD, FL 32046

2024

33-4N-23-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,744	100
FCP	552	25
FOP	384	30
FSP	176	40
TOTALS	2,856	2,067

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,067	103.0176	128.77	266,168	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2022 Heated Area: 1744 HX Base Yr 2022											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,744	100	1,744	205,486							
FCP	552	25	138	16,260							
FOP	384	30	115	13,550							
FSP	176	40	70	8,248							
TOTALS	2,856		2,067	243,544							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE					243,544						
TOTAL MARKET OB/XF VALUE					41,935						
TOTAL LAND VALUE - MARKET					106,250						
TOTAL MARKET VALUE					391,729						
SOH/AGL Deduction					77,693						
ASSESSED VALUE					314,036						
TOTAL EXEMPTION VALUE					HX HB		50,000				
BASE TAXABLE VALUE					264,036						
TOTAL JUST VALUE					391,729						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					381,783						