PT OF SW1/4 OF NW1/4
IN OR 1055/926
ESMT OR 1087/824

ROSS DAVID A JR & CATHY R
P O BOX 220
HILLIARD, FL 32046

2024

33-4N-23-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

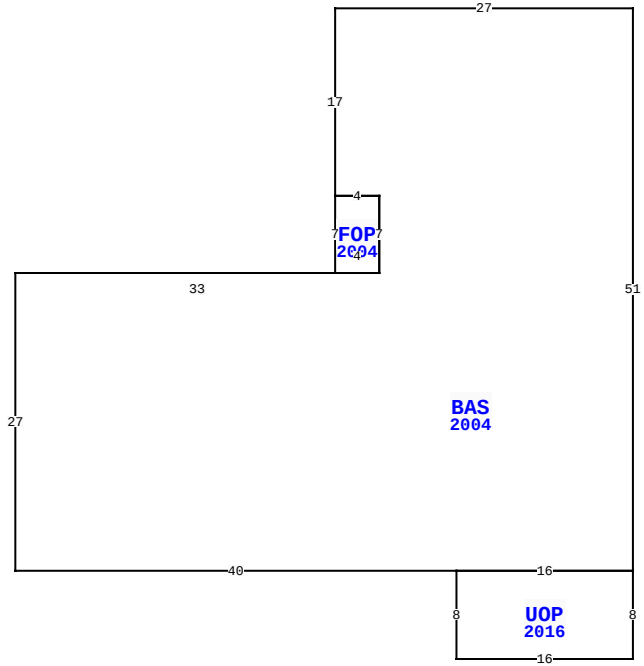
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2,132	245,134
FOP	28	30	8	920
UOP	128	20	26	2,989
TOTALS	2,288		2,166	249,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,166	101.0772	126.35	273,674	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2005 Heated Area: 2132 HX Base Yr 2005



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/23/2023 MLU
AG DATE	

17276 PURE COUNTRY LN, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,490
TOTAL MARKET OB/XF VALUE		3,890
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		553,380
SOH/AGL Deduction		354,380
ASSESSED VALUE		199,000
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,000
TOTAL JUST VALUE		553,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632887	GARAGE 28X40	49,986	08/31/2016
B0412397	NEW CONSTR	132,056	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1055/0926	5/14/2002	WD	U	V		73,500
GRANTOR: RICKETSON HELEN E						
GRANTEE: ROSS DAVID A JR & C						
1055/0923	5/14/2002	WD	U	V	01	100
GRANTOR: RICKETSON HARVEY & HE						
GRANTEE: RICKETSON HELEN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 S17 FOP=[YR=2004] S7 E4 N7 W4 $ E4 S7 W33 S27 E40 UOP=[YR=2016] S8 E16 N8 W16$ E16 N51$.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2003	2003	3	21	810	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,890

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 20.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS

PT OF SW1/4 OF NW1/4
IN OR 1055/926
ESMT OR 1087/824

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

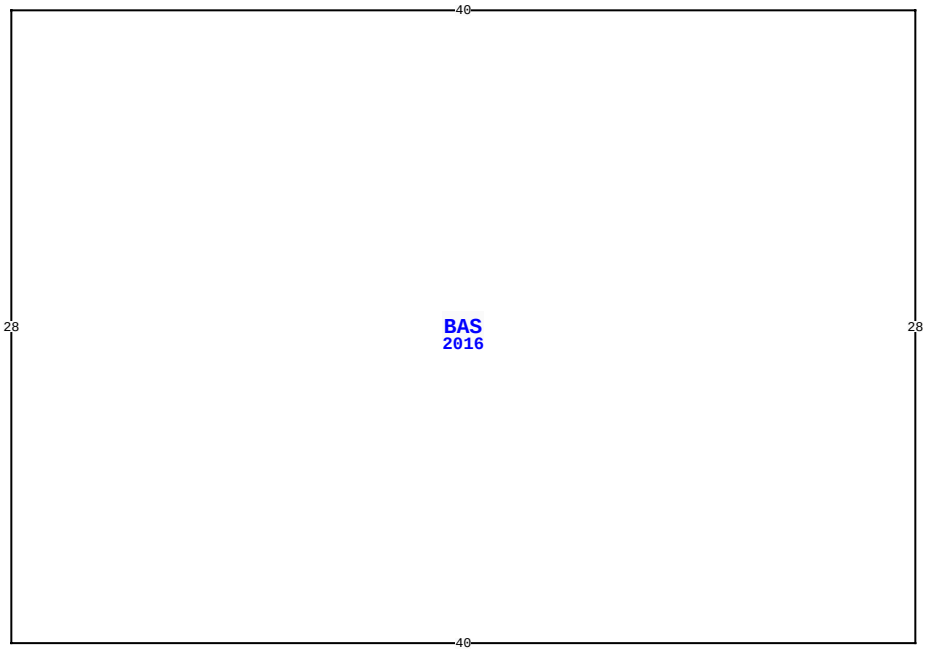
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	20,447
TOTALS	1,120		1,120	20,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	56.0740	19.63	21,986	2016	2016	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2005 Heated Area: 1120 HX Base Yr 2005



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GRANTEE: ROSS DAVID A JR & C						
1055/0923	5/14/2002	WD	U	V	01	100
GRANTOR: RICKETSON HARVEY & HE						
GRANTEE: RICKETSON HELEN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S28 E40 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/16/2020 BY TWA Total Acres: 20.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS