

MCCULLOUGH JENNIFER ROSE
1800 TOMPKINS LANDING RD
HILLIARD, FL 32046

2024

33-4N-23-0000-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	20			
Roof Structur	03			
RooF Cover	03			
Interior Wall	05			
Interior Floo	13			
Air Condition	03			
Heating Type	04			
Bedrooms	2			
Bathrooms	1			
Frame	02			
Stories	1.			
Units	0			
Occupancy	00			
Quality	05			
DOR CODE	0100			
MAP NUM				
NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	148,793
FOP	120	30	36	3,644
TOTALS	1,590		1,506	152,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,506	120.0540	114.05	171,759	2008	2008	0	0	11.25	88.75

1 SINGLE FAM - 100% - 2022

Heated Area: 1470

HX Base Yr 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		152,436	
TOTAL MARKET OB/XF VALUE		11,540	
TOTAL LAND VALUE - MARKET		190,000	
TOTAL MARKET VALUE		353,976	
SOH/AGL Deduction		94,792	
ASSESSED VALUE		259,184	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		209,184	
TOTAL JUST VALUE		353,976	
NCON VALUE		8,320	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13423	MECH OTHER	0	11/01/2007
E20140	ELEC OTHER	4,200	10/01/2007
P12767	OTHER	0	10/01/2007
C20594	CO ISSUED	0	09/01/2007
B20594	NEW CONSTR	136,500	09/01/2007
R10758	REPAIR/RRF	5,500	09/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/1212	11/10/2021	WD	Q	I	01	350,000	

GRANTOR: RAYMOND KEVIN

GRANTEE: MCCULLOUGH JENNIFER

2245/0591 | 12/04/2018 | QC U I 11 | 45,400

GRANTOR: JOHNSON ASHLEY M

GRANTEE: RAYMOND KEVIN

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2008] W15 S10 W25 S36 E20 FOP=[YR=2008] E20 N6 W20 S6\$ N6 E20 N40\$.																	

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0680	POLE SHED	1 100	26	32	832.00	SF	10.00	10.00	100	2024	2023		100	8,320	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

TOTAL OB/XF

11,540

REVIEW DATE

11/01/2019

BY

TWA

Total Acres: 10.00

Total Land Value: 190,000

Market: 0

Agricultural: 0

Common: 190,000

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