

LOT 3
IN OR 1174/352
PROSPECT LANDING PB 6/30

PARKER DAVID LEE & SHARON L
391412 PROSPECT LANDING ROAD
HILLIARD, FL 32046

2024

33-5N-24-166L-0003-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

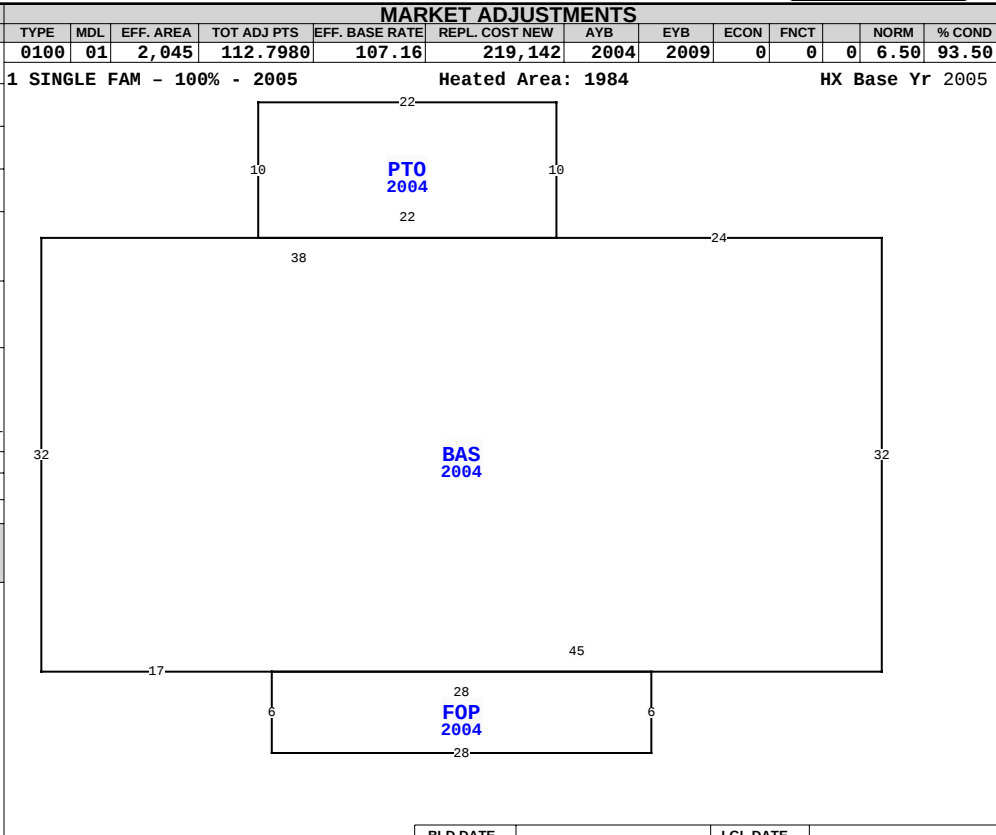
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	198,786
FOP	168	30	50	5,010
PTO	220	5	11	1,102

TOTALS	2,372		2,045	204,898
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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
1	0681	POLE SHED	0 100	24	16	384.00	SF	15.00	15.00	100	2012	2012	3	68

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.12	AC		1.00	1.00	1.80



391412 PROSPECT LANDING RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0681	POLE SHED	0 100	24	16	384.00	SF	15.00	15.00	100	2012	2012	3	68	3,917	

TOTAL OB/XF														
3,917														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					204,898				
TOTAL MARKET OB/XF VALUE					3,917				
TOTAL LAND VALUE - MARKET					209,304				
TOTAL MARKET VALUE					418,119				
SOH/AGL Deduction					259,770				
ASSESSED VALUE					158,349				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					108,349				
TOTAL JUST VALUE					418,119				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					409,084				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
W03109	NEW CONSTR	0	01/06/2003
MH961273	MH MOVE-ON	0	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1174/0352	9/22/2003	WD	Q	I		69,000	
GRANTOR: PRICE CHARLES E & MER							
GRANTEE: PARKER DAVID LEE &							
1125/0965	3/28/2003	WD	Q	I		60,000	
GRANTOR: HURST ANDREW C & SYLV							
GRANTEE: PRICE CHARLES & MER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W24 PT0=[YR=2004] N10 W22 S10 E22\$ W38 S32 E17									
FOP=[YR=2004] S6 E28 N6 W28\$ E45 N32\$.									