LOT 16
PROSPECT LANDING PB 6/30
UTIL ESMT IN OR 2478-1312

PETTY ROBERT SHANE & JENNIFER
391643 PROSPECT LANDING
HILLIARD, FL 32046

2024

33-5N-24-166L-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

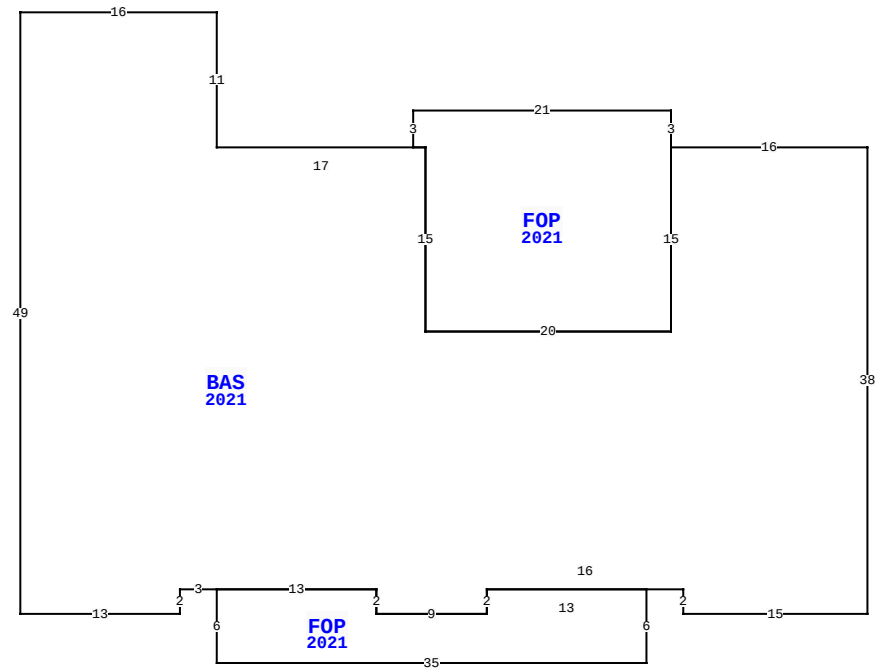
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	17	CB STUCCO 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,434	100	2,434	320,659
FOP	192	30	58	7,641
FOP	363	30	109	14,360
TOTALS	2,989		2,601	342,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,601	105.9744	132.47	344,554	2021	2021	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2022 Heated Area: 2434 HX Base Yr 2022



391643 PROSPECT LANDING RD, 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		342,659
TOTAL MARKET OB/XF VALUE		32,218
TOTAL LAND VALUE - MARKET		262,314
TOTAL MARKET VALUE		637,191
SOH/AGL Deduction		134,567
ASSESSED VALUE		502,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		452,624
TOTAL JUST VALUE		637,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003133	NEW CONSTR	308,695	03/16/2021
20008351	GARAGE	50	09/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0815	8/18/2019	WD	U	V	40	130,000
GRANTOR: BROWN ADAM & KATHRYN						
GRANTEE: PETTY ROBERT SHANE						
1390/1740	2/22/2006	WD	Q	V		95,000
GRANTOR: HUFFMAN RONALD D & JO						
GRANTEE: BROWN ADAM & KATHRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] N3 W21 S3 E1 S15 E20 N15$ S15 W20 N15 W17 N11 W16S49 E13 N2 E3 FOP=[YR=2021] S6 E35 N6 W13 S2 W9 N2 W13$ E13 S2 E9 N2 E16 S2 E15 N38$.

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	0681	POLE SHED	0	100	34	56	1,904.00	SF	15.00	15.00	100	2021	2021	3	95	27,132	
2	0811	CONCRETE B	0	100	0	0	988.00	SF	5.20	5.20	100	2021	2021	3	99	5,086	

LAND DESCRIPTION

TOTAL OB/XF 32,218

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	7.67	AC		1.00	1.00	1.80	19,000.00	34,200.00	262,314							

REVIEW DATE 12/03/2021 BY TW Total Acres: 7.67 Total Land Value: 262,314 Market: 0 Agricultural: 0 Common: 262,314 PRINTED 08/06/2024 BY SYS