

PT OR W1/2 OF S1/2 OF NW1/4
IN OR 2721/212
PARCELS 3-4 & 3-5

LIPNICK JENNETTE VELEZ
456151 OLD DIXIE HWY
HILLIARD, FL 32046

2024

34-3N-24-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

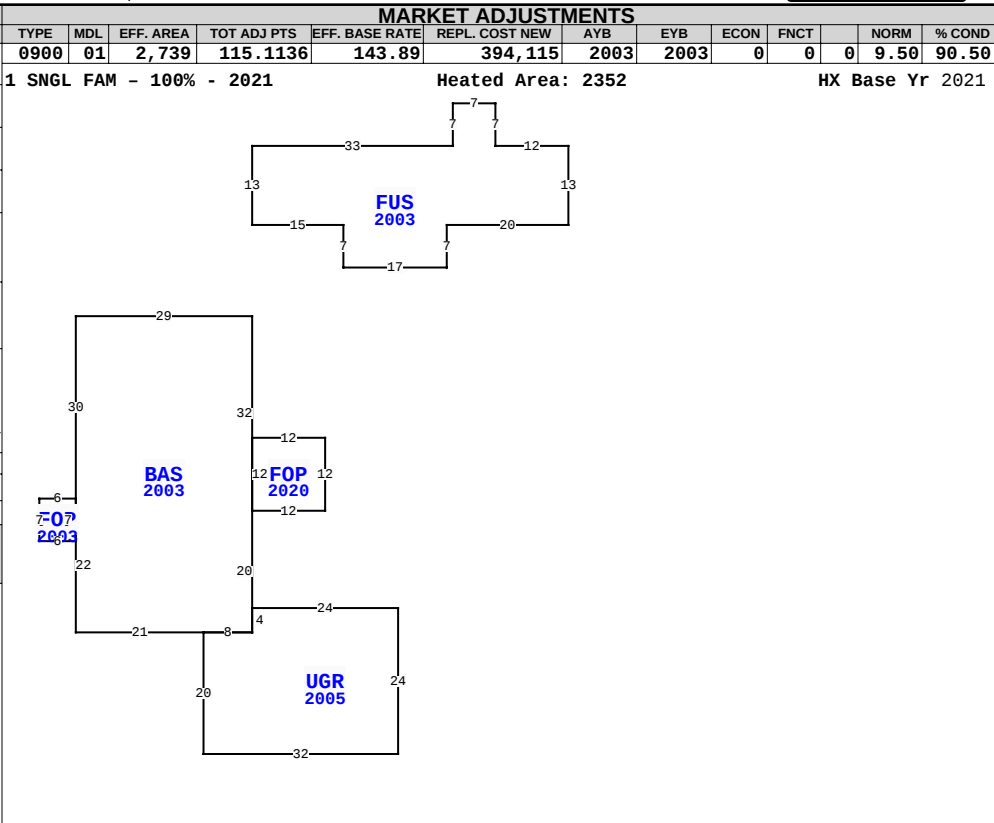
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	196,372
FOP	42	30	13	1,693
FOP	144	30	43	5,599
FUS	844	100	844	109,906
UGR	736	45	331	43,103

TOTALS	3,274		2,739	356,674
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 100	18	10	180.00	SF	6.50	6.50	1,006
2	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	386
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	13.20	13.20	211

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT PRICE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.95	30,000.00

REVIEW DATE 05/12/2019 BY KBA



456151 OLD DIXIE HWY, HILLIARD

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Total Acres: 2.95 Total Land Value: 88,500 Market: 0 Agricultural: 0 Common: 88,500

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
VALUATION BY	STANDARD									
Tax Group: 4	Tax Dist:									
BUILDING MARKET VALUE	356,674									
TOTAL MARKET OB/XF VALUE	1,603									
TOTAL LAND VALUE - MARKET	88,500									
TOTAL MARKET VALUE	446,777									
SOH/AGL Deduction	122,381									
ASSESSED VALUE	324,396									
TOTAL EXEMPTION VALUE	50,000									
BASE TAXABLE VALUE	274,396									
TOTAL JUST VALUE	446,777									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	430,838									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300561	REPAIR/RRF	20,000	01/13/2023
80414272	GARAGE	25,344	12/01/2004
R047031	REPAIR/RRF	1,000	12/01/2004
0310969	NEW CONSTR	0	01/04/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/212	6/14/2024	WD	Q	I	01	550,000
GRANTOR: HOGAN TAYLOR W & REBE						
GRANTEE: LIPNICK JENNETTE VE						
2425/1041	12/30/2020	WD	Q	I	01	335,000
GRANTOR: HODGE RODNEY V & CYNT						
GRANTEE: HOGAN TAYLOR W & RE						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2003] W29 S30 FOP=[YR=2003] W6 S7 E6 N7\$ S22 E21										
UGR=[YR=2005] S20 E32 N24 W24 S4 W8\$ E8 N20 FOP=[YR=2020]										
E12 N12 W12 S12\$ N32\$ PTR=N15 FUS=[YR=2003] N13 E33 N7 E7 S7										
E12 S13 W20 S7 W17 N7 W15\$ S15\$.										

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