LOT 6 1994 JACO TW
IN OR 973/1096
CORNWALL SURVEY

LINDER TRENTON J & TRACY A
18124 LINDER LANE
HILLIARD, FL 32046

2024

34-4N-23-2020-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

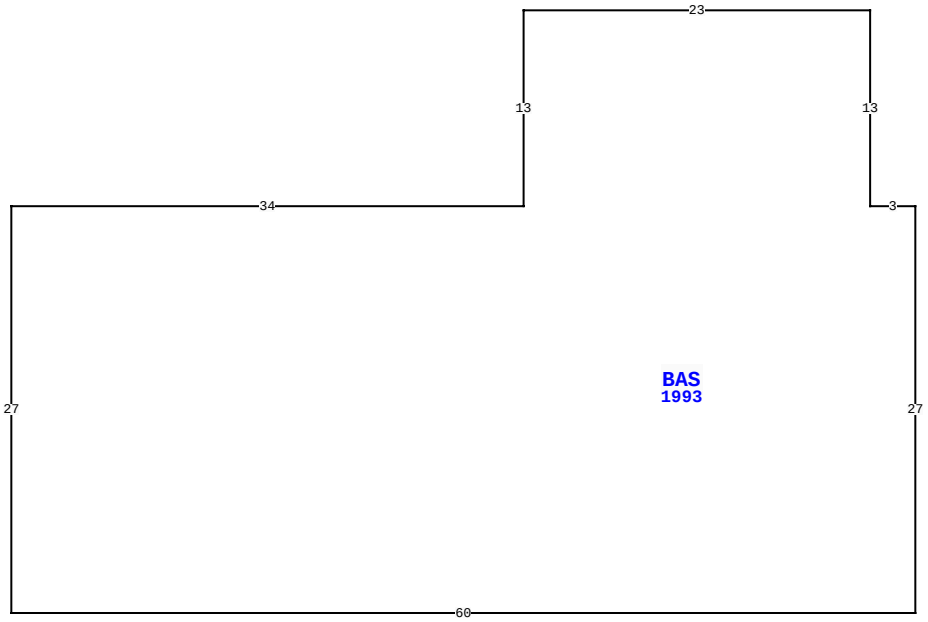
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100	1,919	46,747
TOTALS	1,919		1,919	46,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,919	116.0000	81.20	155,823	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1919 HX Base Yr 2001



18124 LINDER LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,747
TOTAL MARKET OB/XF VALUE		24,316
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		133,183
SOH/AGL Deduction		42,448
ASSESSED VALUE		90,735
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,735
TOTAL JUST VALUE		283,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0210221	NEW CONSTR	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/1096	3/06/2001	WD	U	I	07	100
GRANTOR: BROCK CHADWICK & PENN						
GRANTEE: LINDER TRENTON & TR						
0950/1122	9/22/2000	WD	Q	I		125,000
GRANTOR: BROCK CHADWICK & PENN						
GRANTEE: LINDER TRENTON & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N13 W23 S13 W34 S27 E60N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0350	CARPORT WD	0	100	24	36	864.00	SF	13.00	13.00	100	1996	1996	3	20	2,246	
3	0681	POLE SHED	0	100	13	36	468.00	SF	15.00	15.00	100	1998	1998	3	26	1,825	
4	0681	POLE SHED	0	100	14	36	504.00	SF	15.00	15.00	100	1998	1998	3	26	1,966	
5	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1998	1998	3	20	72	
6	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1998	1998	3	20	256	
7	0752	USP	0	100	14	16	224.00	SF	15.00	15.00	100	1998	1998	3	26	874	
8	0810	CONCRETE A	0	100	3	31	93.00	SF	6.50	6.50	100	1998	1998	3	75	453	
9	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1998	1998	3	20	576	
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

TOTAL OB/XF 16,858

LAND DESCRIPTION

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	290.00	290.00	1,740							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							
5	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/28/2020 BY TW Total Acres: 10.00 Total Land Value: 62,120 Market: 152,000 Agricultural: 2,120 Common: 60,000 PRINTED 08/06/2024 BY SYS

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TOTALS				

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
12	1243	WD DECK F	0	0	19	8	152.00	SF	8.00	8.00	100	2002	2002	3	20	243	
13	0752	USP	0	0	27	10	270.00	SF	15.00	15.00	100	2002	2002	3	30	1,215	

LAND DESCRIPTION

TOTAL OB/XF 7,458

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

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