

PT OF NW1/4 OF NW1/4 OF
SEC 35-4N-25E IN OR 1920/1222
& ESMT IN OR 1419/1960

BROUSSARD ELIZABETH
58231 MELTON RD
HILLIARD, FL 32046

2024

35-4N-25-0000-0005-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100	2,611	260,007
FGR	640	55	352	35,053
FOP	199	30	60	5,975
FOP	272	30	82	8,166
FST	56	55	31	3,087

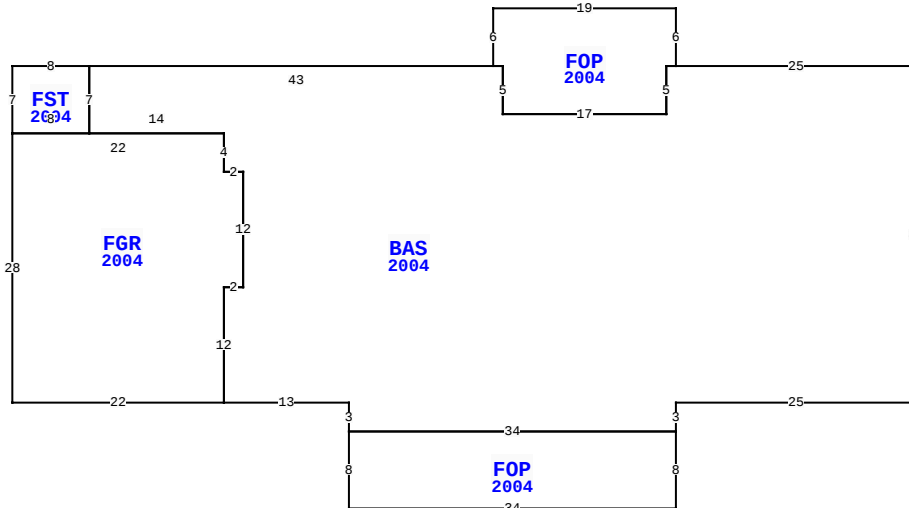
TOTALS	3,778		3,136	312,288
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0	100	20	400.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0	100	6	48.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.00

REVIEW DATE	12/02/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,136	92.9016	116.13	364,184	2004	2004	0	0	0	14.25
1 SNGL FAM - 100% - 2015											
Heated Area: 2611											
HX Base Yr 2015											



58231 MELTON RD, HILLIARD	BLD DATE 04/30/2008	KWJW	LGL DATE	
	XF DATE		LAND DATE	05/19/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
5,710											

TOTAL OB/XF											
5,710											

Total Acres: 6.00	Total Land Value: 96,000	Market: 0	Agricultural: 0	Common: 96,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,288	
TOTAL MARKET OB/XF VALUE		5,710	
TOTAL LAND VALUE - MARKET		96,000	
TOTAL MARKET VALUE		413,998	
SOH/AGL Deduction		174,680	
ASSESSED VALUE		239,318	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		189,318	
TOTAL JUST VALUE		413,998	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7331	NEW CONSTR	0	11/13/2003
B11831	NEW CONSTR	192,718	10/17/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1920/1222	5/02/2014	WD	Q	I	01
GRANTOR: MCG HOMES III LLC					SALE PRICE 223,000
GRANTEE: BROUSSARD ELIZABETH					
1911/1805	4/12/2014	QC	U	I	11
GRANTOR: COONER PHILLIP & LATA					
GRANTEE: MCG HOMES III LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W25 FOP=[YR=2004] N6 W19 S6 E1 S5 E17 N5 E1\$ W1 S5 W17 N5 W43 FST=[YR=2004] W8 S7 FGR=[YR=2004] S28 E22 N12 E2 N12 W2 N4 W22\$ E8 N7\$ S7 E1 S4 E2 S12 W2 S12 E13 S3 FOP=[YR=2004] S8 E34 N8 W34\$ E34 N3 E25 N35\$.									