

LOT 3 (F/K/A PAR 2-6)
IN OR 1893/789
PROSPECT LANDING PLANTATION #2

ALESSI MICHAEL & DANIELLE
39883 PROSPECT LANDING RD
HILLIARD, FL 32046

2024

40-4N-24-1661-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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.	1. 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	1,668	100	1,668	172,482
BAS	936	100	936	96,788
FGR	752	55	414	42,810
FOP	112	30	34	3,516
FUS	1,512	100	1,512	156,350
PTO	1,025	5	51	5,274

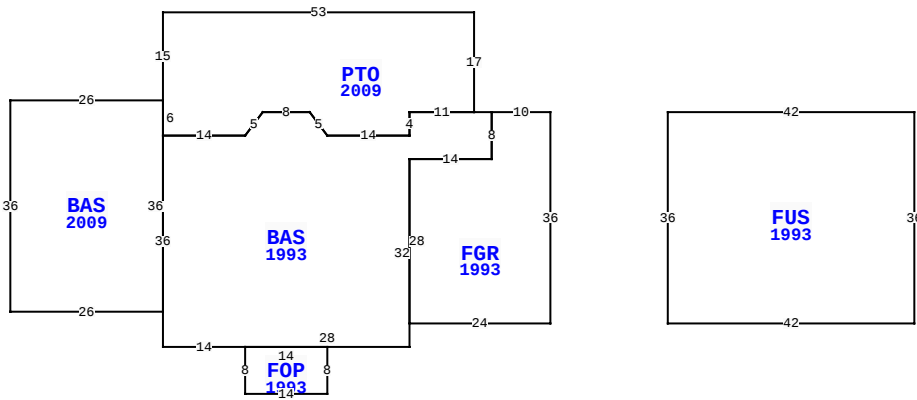
TOTALS	6,005		4,615	477,219
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0200	BARN WD 0-	0	100	38	40	1,520.00	SF	20.00
2	0500	FP-PRE FAB	0	100	0	0	5.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	26	14	364.00	SF	85.00
4	0845	KOOL DECK	0	100	85	3	255.00	SF	7.25
5	0812	CONCRETE C	0	100	0	0	1,682.00	SF	4.00
6	0530	STBL WD	0	100	40	21	840.00	SF	30.00
7	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00
8	0350	CARPORT WD	0	100	36	12	432.00	SF	13.00
9	0811	CONCRETE B	0	100	36	18	648.00	SF	5.20
10	1123	CB 8"	0	100	90	2	180.00	SF	6.15

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	10.00

REVIEW DATE 10/23/2019 BY TWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,615	95.3568	119.20	550,108	1992	1996	0	0	0	13.25	86.75
1 SNGL FAM - 100% - 2014 Heated Area: 4116 HX Base Yr 2014												



39883 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	0200	BARN WD 0-	0	100	38	40	1,520.00	SF	20.00	20.00	100	1986	1986	3	20	6,080	
2	0500	FP-PRE FAB	0	100	0	0	5.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	12,600	
3	0861	POOL GUNIT	0	100	26	14	364.00	SF	85.00	85.00	100	1995	1995	3	20	6,188	
4	0845	KOOL DECK	0	100	85	3	255.00	SF	7.25	7.25	100	1995	1995	3	70	1,294	
5	0812	CONCRETE C	0	100	0	0	1,682.00	SF	4.00	4.00	100	1993	1993	3	66	4,440	
6	0530	STBL WD	0	100	40	21	840.00	SF	30.00	30.00	100	2000	2000	3	28	7,056	
7	0350	CARPORT WD	0	100	40	12	480.00	SF	13.00	13.00	100	2000	2000	3	20	1,248	
8	0350	CARPORT WD	0	100	36	12	432.00	SF	13.00	13.00	100	2000	2000	3	20	1,123	
9	0811	CONCRETE B	0	100	36	18	648.00	SF	5.20	5.20	100	2000	2000	3	79	2,662	
10	1123	CB 8"	0	100	90	2	180.00	SF	6.15	6.15	100	2000	2000	3	79	875	

TOTAL OB/XF														43,566			
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT						
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE						
05	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00		1				

Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										477,219	
TOTAL MARKET OB/XF VALUE										75,916	
TOTAL LAND VALUE - MARKET										190,000	
TOTAL MARKET VALUE										743,135	
SOH/AGL Deduction										331,002	
ASSESSED VALUE										412,133	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										362,133	
TOTAL JUST VALUE										743,135	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										724,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22711	ELEC OTHER	0	06/01/2010
M14975	H/AC	0	12/01/2009
M993896	H/AC	0	08/01/1999
B94984	SWIM POOL	7,300	05/01/1994
03979	H/AC	3,800	10/31/1991
4511	NEW CONSTR	2,000	10/31/1991

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1893/0789		12/05/2013	WD	Q	I	01	400,000		
GRANTOR: KORNACKI DEBRA									
GRANTEE: ALESSI MICHAEL & DA									
0603/0650		8/11/1900	WD	Q	V		47,900		
GRANTOR: JOHNSON SAMUEL E									
GRANTEE: KORNACKI KERY & D									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W10 BAS=[YR=1993] W3 PTO=[YR=2009] N17 W53 S15 BAS=[YR=2009] W26 S36 E26 N36\$ S6 E14 U4 R3 E8 D4 R3 E14 N4 E11\$ W11 S4 W14 U4 L3 W8 D4 L3 W14 S36 E14 FOP=[YR=1993] S8 E14 N8 W14\$ E28 N32 E14 N8\$S8 W14 S28 E24 N36\$ PTR= E20 FUS=[YR=1993] E42 S36 W42 N36\$ W20\$.									

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