

LOT 8  
IN OR 2474/392 & OR 2529/1925  
SECS 19-4N-24 & 49-4N-24

HUCKLEBY JAMES C  
PO BOX 1717  
HILLIARD, FL 32046

**2024**

41-4N-23-1210-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	02	MIN PLYWD 50	
Interior Floo	14	CARPET 50	
Air Condition	01	NONE 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	01	Quality Level 01	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,380	100	1,380
			SUBAREA MARKET VALUE
			14,026
TOTALS	1,380		1,380
			14,026

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,380	48.4000	33.88	46,754	1974	1974	0	0	70.00	30.00												
2 M/H 93- - 0% - 2022																							
Heated Area: 1380																							
HX Base Yr 2022																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/13/2023</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/13/2023		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			06/13/2023																				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			244,567
TOTAL MARKET OB/XF VALUE			2,304
TOTAL LAND VALUE - MARKET			527,600
TOTAL MARKET VALUE			343,344
SOH/AGL Deduction			41,968
ASSESSED VALUE			301,376
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			251,376
TOTAL JUST VALUE			774,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			760,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006935	NEW CONSTR	116,466	03/01/2000
9155	MH MOVE-ON	5,000	12/18/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/1925	12/30/2021	WD	U	I	30	111,400
GRANTOR: HUCKLEBY JAMES C & KA						
GRANTEE: HUCKLEBY JAMES C						
2474/0392	6/25/2021	QC	U	I	11	100
GRANTOR: HUCKLEBY RHONDA L						
GRANTEE: HUCKLEBY JAMES C						

EXTRA FEATURES																
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	0940	SHEDS/PORT	0	100	12	8			96.00	SF	30.00				576	
2	0681	POLE SHED	0	100	24	24			576.00	SF	15.00				1,728	
TOTALS															2,304	

BUILDING NOTES	
28110 HUCKS DR, HILLIARD	

BUILDING DIMENSIONS	
BAS=[YR=1993] W60 S23 E60 N23 \$ .	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	2.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,000							
2	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	71.60	AC		1.00	1.00	1.00	290.00	290.00	20,764							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	19.52	AC		1.00	1.00	1.00	190.00	190.00	3,709							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	91.12	AC		1.00	1.00	1.00	5,000.00	5,000.00	455,600							

LOT 8  
IN OR 2474/392 & OR 2529/1925  
SECS 19-4N-24 & 49-4N-24

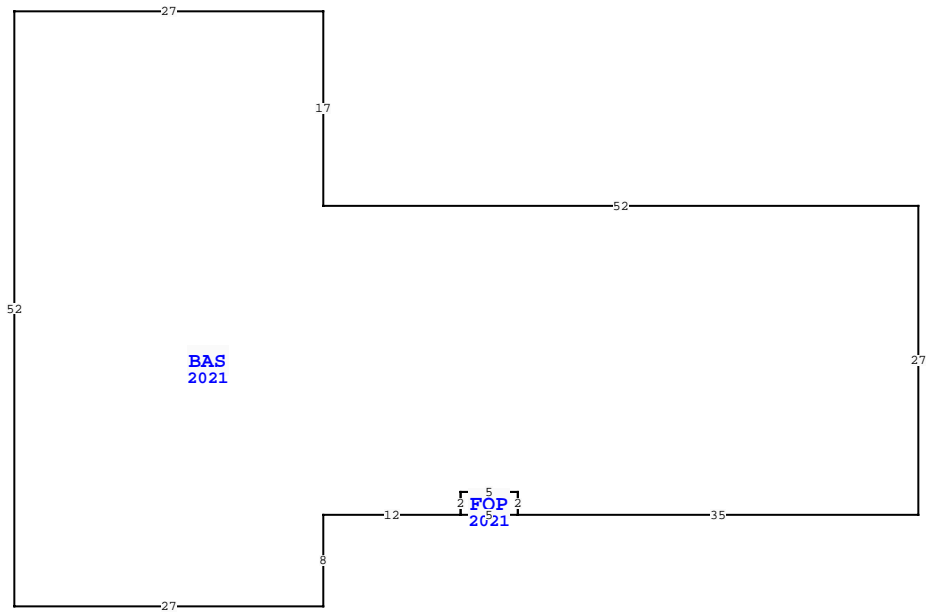
HUCKLEBY JAMES C  
PO BOX 1717  
HILLIARD, FL 32046

**2024**

41-4N-23-1210-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,798	100	2,798	230,295
FOP	10	30	3	247
TOTALS	2,808		2,801	230,541

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
28110	HUCKS DR,	HILLIARD									
3 SFR MODULR - 100% - 2022			Heated Area: 2798			HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		244,567	
TOTAL MARKET OB/XF VALUE		2,304	
TOTAL LAND VALUE - MARKET		527,600	
TOTAL MARKET VALUE		343,344	
SOH/AGL Deduction		41,968	
ASSESSED VALUE		301,376	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		251,376	
TOTAL JUST VALUE		774,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		760,269	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/1925	12/30/2021	WD	U	I	30	111,400
GRANTOR: HUCKLEBY JAMES C & KA						
GRANTEE: HUCKLEBY JAMES C						
2474/0392	6/25/2021	QC	U	I	11	100
GRANTOR: HUCKLEBY RHONDA L						
GRANTEE: HUCKLEBY JAMES C						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W52 N17 W27 S52 E27 N8 E12 FOP=[YR=2021] E5 N2 W5 S2\$ N2 E5 S2 E35 N27\$.	

EXTRA FEATURES																
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

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV