BLOCK 1 LOTS 9 & 10
PT OR 1251/1204
PT ABDN R/W OR 489/348

WINKLEMAN TISHA M
37504 POOLE ROAD
HILLIARD, FL 32046

2024

41-4N-23-2100-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,653
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	179,653
SOH/AGL Deduction	82,438
ASSESSED VALUE	97,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,215
TOTAL JUST VALUE	179,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1204	8/09/2004	WD	Q	V		125,000
GRANTOR: COURSEY MARION						
GRANTEE: WINKLEMAN TISHA M						
1056/1687	5/21/2002	WD	Q	V		115,000
GRANTOR: SMITH GLENN L & RAMON						
GRANTEE: COURSEY MARION						

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
1	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	100	2010	2010	3	40	902	
2	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	100	2010	2010	3	40	902	
3	0820	WOOD WALK	0	0	16	12	192.00	SF	11.75	11.75	100	2010	2010	3	40	902	
4	0300	BOAT DCK W	0	0	26	24	624.00	SF	40.00	40.00	100	2010	2010	3	60	14,976	
5	0940	SHEDS/PORT	0	0	8	6	48.00	SF	19.50	19.50	100	2010	2010	3	45	421	
6	0350	CARPORT WD	0	0	23	16	368.00	SF	9.36	9.36	100	2010	2010	3	45	1,550	

LAND DESCRIPTION

TOTAL OB/XF 19,653

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	000132	C	SFR RIVER	0	0007	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS