IN OR 1724/1000

CLARK JAMES W
28805 TRACY RD
HILLIARD, FL 32046

2024

46-4N-23-0000-00N1-0020

BUILDING CHARACTERISTICS

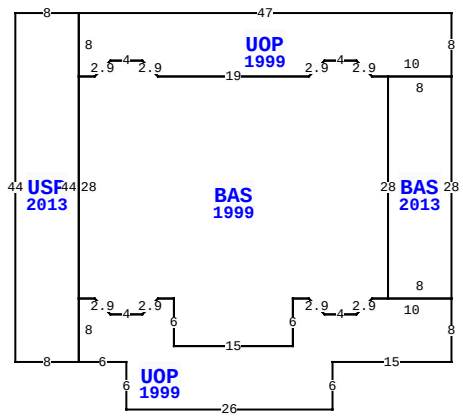
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

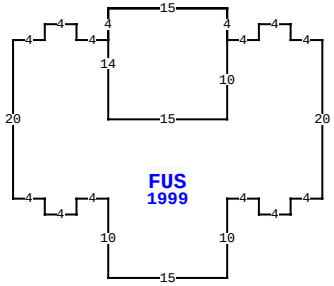
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1,230	162,368
BAS	224	100	224	29,570
FUS	812	100	812	107,189
UOP	352	20	70	9,240
UOP	418	20	84	11,088
USP	352	30	106	13,993
TOTALS	3,388		2,526	333,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,526	119.3280	149.16	376,778	1999	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2003 Heated Area: 2266 HX Base Yr 2003





28805 TRACY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,449
TOTAL MARKET OB/XF VALUE		15,564
TOTAL LAND VALUE - MARKET		86,000
TOTAL MARKET VALUE		435,013
SOH/AGL Deduction		262,997
ASSESSED VALUE		172,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,016
TOTAL JUST VALUE		435,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99	NEW CONSTR	105,000	01/05/1999
B985055	NEW CONSTR	105,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1724/1000	2/04/2011	QC	U	I	11	100
GRANTOR: CLARK JAMES W & LISA						
GRANTEE: CLARK JAMES W						
1046/1311	3/27/2002	WD	U	I	05	110,500
GRANTOR: FLINK LISA DAWN						
GRANTEE: CLARK JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W47 USP=[YR=2013] W8 S44 E8 UOP=[YR=1999] E6 S6 E26 N6 E15 N8 BAS=[YR=2013] N28 W8 BAS=[YR=1999] W2 U2 L2 W4 D2 L2 W19 U2 L2 W4 D2 L2 W2 S28 E2 D2 R2 E4 U2 R2 E2 S6 E15 N6 E2 D2 R2 E4 U2 R2 E2 N28$ S28 E8$ W10 D2 L2 W4 U2 L2 W2 S6 W15 N6 W2 D2 L2 W4 U2 L2 W2 S8$ N44$ S8 E2 U2 R2 E4 D2 R2 E19 U2 R2 E4 D2 R2 E10 N8$ PTR=E20 FUS=[YR=1999] E4 N2 E4 S2 E4 N4 E15 S4 N4 W15 S14 E15 N10 E4 N2 E4 S2 E4 S20 W4 S2 W4N2 W4 S10 W15 N10 W4 S2 W4 N2 W4 N20$ W20$.

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	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1999	1999	3	27	972	
2	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1999	1999	3	20	1,920	
3	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1999	1999	3	27	972	
4	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	100	2001	2001	3	27	8,951	
5	0845	KOOL DECK	0	100	0	0	474.00	SF	7.25	7.25	100	2001	2001	3	80	2,749	

LAND DESCRIPTION

TOTAL OB/XF 15,564

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	25,000.00	25,000.00	86,000							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 3.44 Total Land Value: 86,000 Market: 0 Agricultural: 0 Common: 86,000 PRINTED 08/06/2024 BY SYS