

PT WILLIAM DRUMMOND GRANT
SEC 49-4N-25E IN OR 1602/923
(EX PT IN OR 725/807, OR 729/128

FORD WITHIE DANIEL & SHIRLEY ANN
PO BOX 592
HILLIARD, FL 32046-0592

2024

49-4N-25-0000-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4									
Exterior Wall	08	WD ON PLY 60	0100	01	762	94.6770	89.94	68,534	1948	1948	0	0	0	41.90	58.10	VALUATION BY					STANDARD								
Exterior Wall	15	CONC BLOCK 40	1 SINGLE FAM - 0% - 1996													Heated Area: 504					HX Base Yr 1996								
Roof Structur	03	GABLE/HIP 100														Tax Group: 4					Tax Dist:								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					262,905								
Interior Wall	05	DRYWALL 70														TOTAL MARKET OB/XF VALUE					16,777								
Interior Wall	02	WALL BD/WD 30														TOTAL LAND VALUE - MARKET					162,000								
Interior Floo	14	CARPET 70														TOTAL MARKET VALUE					441,682								
Interior Floo	06	VINYL ASB 30														SOH/AGL Deduction					166,819								
Air Condition	01	NONE 100														ASSESSED VALUE					274,863								
Heating Type	03	FORCED AIR 100														TOTAL EXEMPTION VALUE					50,000								
Bedrooms	2	100														BASE TAXABLE VALUE					224,863								
Bathrooms	02	WOOD FRAME 100														TOTAL JUST VALUE					441,682								
Frame	1.	1. 100	NCON VALUE					0																					
Stories	0	100	INCOME VALUE																										
Units	04	DIST 01 100	PREVIOUS YEAR MKT VALUE					433,101																					
BUD8 Adjustme	00	NONE 100																											
Occupancy																													
Quality	02	Quality Level 02																											
DOR CODE	0200 MOBILE HOME																												
MAP NUM	MKT AREA 05																												
NEIGHBORHOOD/LOC	5001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	504	100	504	26,337																									
FEP	294	80	235	12,280																									
USP	78	30	23	1,202																									
TOTALS	876		762	39,818																									
EXTRA FEATURES				4930 GLADYS M LN, HILLIARD																									
				BLD DATE																									
				XF DATE																									
				INC DATE																									
				LGL DATE																									
				LAND DATE																									
				AG DATE																									
				05/30/2023 MLU																									
				BUILDING NOTES																									
				BUILDING DIMENSIONS																									
				USP=[YR=1993] W13 S6 BAS=[YR=1993] W8 S24 FEP=[YR=1993]																									
				S14 E21 N14 W21 \$ E21 N24 W13 \$ E13 N6 \$.																									
				TOTAL OB/XF 12,163																									
LAND DESCRIPTION				TOTAL OB/XF 12,163																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
2	000102	C	SFR/MH	100		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	126,000												
3	009630	C	SWAMP	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000												
REVIEW DATE 06/09/2020 BY KBA Total Acres: 10.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/06/2024 BY SYS																													

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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1.5
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	03
DOR CODE	0200

MAP NUM	MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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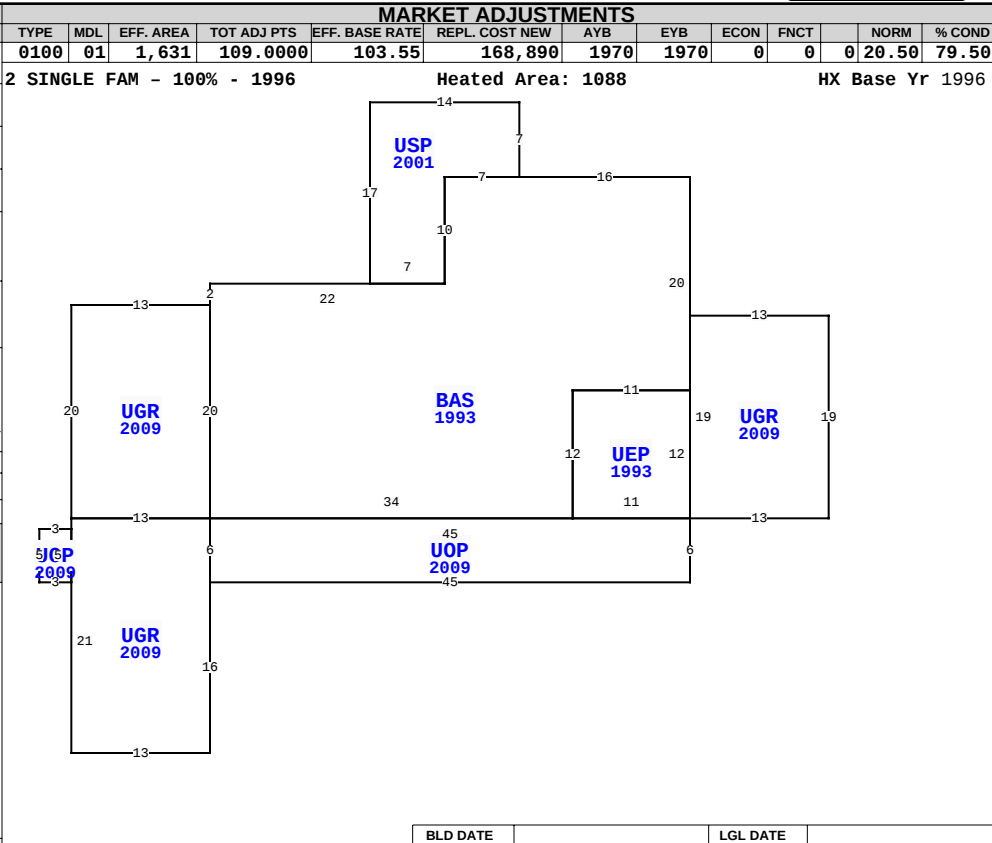
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	89,566
UEP	132	60	79	6,503
UGR	247	45	111	9,138
UGR	260	45	117	9,631
UGR	286	45	129	10,620
UOP	15	20	3	247
UOP	270	20	54	4,446
USP	168	30	50	4,117
TOTALS	2,466		1,631	134,268

EXTRA FEATURES	
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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
11	0811	CONCRETE B	0	0	0	1,065.00	SF	5.20	5.20	100	1997	1997	3	73	4,043	
12	0940	SHEDS/PORT	0	100	17	8	136.00	SF	21.00	100	1996	1996	3	20	571	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

REVIEW DATE	06/09/2020	BY	KBA	Total Acres:	10.00	Total Land Value:	162,000	Market:	0	Agricultural:	0	Common:	162,000	PRINTED 08/06/2024 BY SYS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																4,614
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NASSAU COUNTY PROPERTY		PAGE 2 of 4	4
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		262,995	
TOTAL MARKET OB/XF VALUE		16,777	
TOTAL LAND VALUE - MARKET		162,000	
TOTAL MARKET VALUE		441,682	
SOH/AGL Deduction		166,819	
ASSESSED VALUE		274,863	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		224,863	
TOTAL JUST VALUE		441,682	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		433,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997
9066	MH MOVE-ON	4,000	10/08/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1602/0923	1/23/2009	QC	U	I	11
GRANTOR: FORD WITHIE DANIEL					
GRANTEE: FORD WITHIE DANIEL					
0716/0866	10/19/1994	WD	U	I	18
GRANTOR: FORD GLAYDS H L/E					
GRANTEE: FORD WITHIE DANIEL					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W16 USP=[YR=2001] N7 W14 S17 E7 N10 E7 \$ W7 S10 W22 S2 UGR=[YR=2009] W13 S20 UGR=[YR=2009] S1 UOP=[YR=2009] W3 S5 E3 N5 \$ S21 E13 N16 UOP=[YR=2009] E45 N6 UGR=[YR=2009] E13 N19 W13 S19 \$ UEP=[YR=1993] N12 W11 S12 E11 \$ W45 S6 \$ N6 W13 \$ E13 N20 \$ S20 E34 N12 E11 N20 \$.	

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[illegible]

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