LOTS 49 & 50
IN OR 2739/1615
(EX PT IN OR 2604/939)

LACKEY GREGORY CLYDE
4426 RUNAWAY COVE RD
HILLIARD, FL 32046

2025

02-2N-23-2020-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

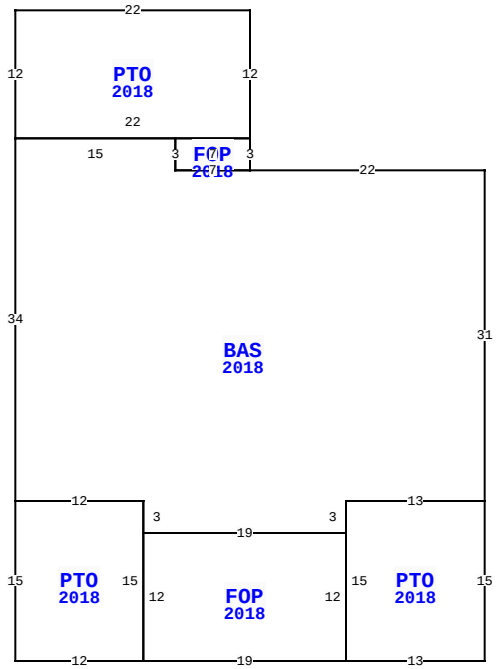
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100	2018	1,466	245,441
FOP	21	30	2018	6	1,005
FOP	228	30	2018	68	11,385
PTO	180	5	2018	9	1,506
PTO	195	5	2018	10	1,674
PTO	264	5	2018	13	2,177
TOTALS	2,354			1,572	263,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,572	109.2420	172.60	271,327	2018	2018	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2025 Heated Area: 1466 HX Base Yr 2025



4426 RUNAWAY COVE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,187
TOTAL MARKET OB/XF VALUE		23,328
TOTAL LAND VALUE - MARKET		187,395
TOTAL MARKET VALUE		473,910
SOH/AGL Deduction		44,337
ASSESSED VALUE		429,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,851
TOTAL JUST VALUE		473,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003580	24X48 OPEN POLE B	37,359	04/07/2025
18012447	CO ISSUED	0	12/26/2018
17008201	NEW CONSTR	190,593	12/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1615	9/23/2024	WD	Q	I	01	607,500
GRANTOR: MESSER JANICE						
GRANTEE: LACKEY GREGORY CLYD						
2070/1942	9/12/2016	WD	U	V	11	100
GRANTOR: SMITH NOAH D & DIANNE						
GRANTEE: MESSER JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 FOP=[YR=2018] N3 PTO=[YR=2018] N12 W22 S12 E22$ W7 S3 E7$ W7 N3 W15 S34 PTO=[YR=2018] S15 E12 FOP=[YR=2018] E19 PTO=[YR=2018] E13 N15 W13 S15$ N12 W19 S12$ N15 W12$ E12 S3 E19 N3 E13 N31$.

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	0530	STBL WD	0	100	28	24	672.00	SF	30.00	30.00	100	2017	2017	3	81	16,330	
2	0680	POLE SHED	0	100	36	24	864.00	SF	10.00	10.00	100	2017	2017	3	81	6,998	

LAND DESCRIPTION

TOTAL OB/XF 23,328

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	000100	C	RES	100		OR	0.00	0.00	9.61	AC		1.00	1.00	1.00	19,500.00	19,500.00	187,395							

REVIEW DATE 03/26/2025 BY WWA Total Acres: 9.61 Total Land Value: 187,395 Market: 0 Agricultural: 0 Common: 187,395 PRINTED 07/30/2025 BY SYS