PT W1/2 OF NE1/4 OF SE1/4
IN OR 2076/1035
(EX 9-4)

BROWN TIMOTHY L
23714 LULU LN
HILLIARD, FL 32046

**2025**

**03-2N-23-0000-0009-0030**

## BUILDING CHARACTERISTICS

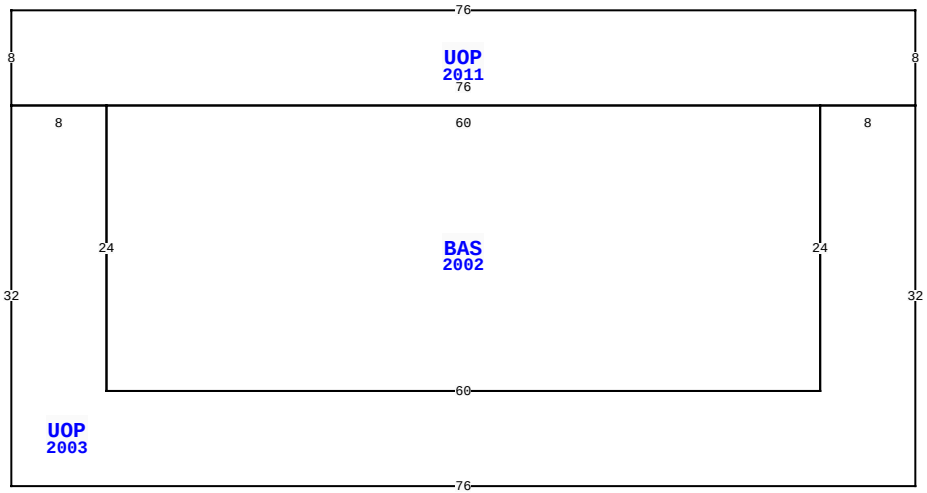
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 1,440 | 100 | 2002 | 1,440 | 160,367 |
| UOP | 992 | 20 | 2003 | 198 | 22,050 |
| UOP | 608 | 20 | 2011 | 122 | 13,587 |
| TOTALS | 3,040 | | | 1,760 | 196,005 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,760 | 124.7750 | 124.78 | 219,613 | 2002 | 2002 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1440 HX Base Yr 2017




23714 LULU LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 10/25/2024 KBA |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 196,005 |
| TOTAL MARKET OB/XF VALUE | | 14,206 |
| TOTAL LAND VALUE - MARKET | | 239,835 |
| TOTAL MARKET VALUE | | 259,044 |
| SOH/AGL Deduction | | 120,454 |
| ASSESSED VALUE | | 138,590 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 87,868 |
| TOTAL JUST VALUE | | 450,046 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 420,432 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230007985 | ROOF - METAL | 30,000 | 06/22/2023 |
| B0108094 | NEW CONSTR | 70,000 | 03/01/2001 |
| E017881 | TEMP POLE | 0 | 03/01/2001 |
| B007204 | NEW CONSTR | 28,800 | 06/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2076/1035 | 9/29/2016 | WD | Q | I | 01 | 205,000 |
| GRANTOR: MOODY MILDRED F | | | | | | |
| GRANTEE: BROWN TIMOTHY L | | | | | | |
| 1937/1642 | 9/17/2014 | WD | U | I | 11 | 100 |
| GRANTOR: THOMAS CECIL J | | | | | | |
| GRANTEE: THOMAS CECIL J & MI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2011] N8W76S8E76$UOP=[YR=2003] W8 BAS=[YR=2002] W60 S24 E60N24$ S24 W60 N24 W8 S32 E76 N32$ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 36 | 24 | 720.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 27 | 6,804 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 30 | 24 | 864.00 | SF | 4.42 | 4.42 | 100 | 2000 | 2000 | 3 | 77 | 2,941 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 6 | 144.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 20 | 864 | |
| 4 | 0680 | POLE SHED | 0 | 100 | 36 | 10 | 360.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 29 | 1,044 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 15 | 9 | 135.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 29 | 587 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 30 | 12 | 360.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 1,966 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,206

| 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 | 005000 | C | AGRICULTURAL | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 2 | 005601 | A | TIMBER 3 P S | 0 | | OR | 0.00 | 0.00 | 9.57 | AC | | 1.00 | 1.00 | 1.00 | 330.00 | 330.00 | 3,158 | | | | | | | |
| 3 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 675 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 12.57 | AC | | 1.00 | 1.00 | 1.00 | 15,500.00 | 15,500.00 | 194,835 | | | | | | | |

REVIEW DATE 05/20/2020 BY TWA Total Acres: 13.57 Total Land Value: 48,833 Market: 194,835 Agricultural: 3,833 Common: 45,000 PRINTED 07/30/2025 BY SYS