

PT OF SE 1/4 OF SE 1/4
IN OR 803/918
UTIL ESMT IN OR 2577-1779

BRANNEN MICHAEL W & ANITA E/
3371 SMITH ROAD
HILLIARD, FL 32046

2025

03-2N-23-0000-0010-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																				
Exterior Wall	20	FACE BRICK 100	0900	01	2,492	91.5840	120.89	301,258	1973	1985	0	0	0	27.45	72.55	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1998													Heated Area: 2400																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1998																			
Interior Wall	04	PLYWOOD 100														VALUATION SUMMARY																			
Interior Floo	14	CARPET 70														Tax Group: 6										Tax Dist:									
Interior Floo	08	SHT VINYL 30														BUILDING MARKET VALUE										246,486									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										95,853									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										220,500									
Bedrooms		4 100														TOTAL MARKET VALUE										390,669									
Bathrooms		2 100														SOH/AGL Deduction										206,028									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										184,641									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,722									
Units		0 100														BASE TAXABLE VALUE										133,919									
BUD8 Adjustme	06	DIST 1D 100	TOTAL JUST VALUE										562,839																						
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										536,264																						
Quality			01	Quality Level 01																															
DOR CODE			5000IMPROVED 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	1,890	100	1993	1,890	165,764																														
BAS	420	100	2009	420	36,837																														
BAS	90	100	2016	90	7,893																														
FOP	112	30	1993	34	2,982																														
UOP	288	20	2009	58	5,087																														
TOTALS			2,800		2,492	218,563																													
EXTRA FEATURES						3371 SMITH RD, HILLIARD																													
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																		
1	0810	CONCRETE A	0	100	0	0	207.00	SF	6.50	6.50	100	1975	1975	3	25	336																			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																			
3	0811	CONCRETE B	0	100	0	0	1,490.00	SF	5.20	5.20	100	2000	2000	3	77	5,966																			
4	0350	CARPORT WD	0	100	30	24	720.00	SF	13.00	13.00	100	2007	2007	3	27	2,527																			
5	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2010	2010	3	90	3,164																			
6	0681	POLE SHED	0	100	0	0	2,800.00	SF	37.50	37.50	100	2016	2016	3	78	81,900																			
TOTAL OB/XF 95,853																																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																		
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																		
2	006000	A	PASTURE - HA	0	0007	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330																		
3	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500																		
REVIEW DATE 08/06/2021 BY TWA Total Acres: 10.00 Total Land Value: 48,330 Market: 175,500 Agricultural: 3,330 Common: 45,000 PRINTED 07/30/2025 BY SYS																																			

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