PT GOVT LOTS 1 & 2 OF
SEC 4-1N-23E IN OR 1036/155
(EX PT IN OR 994/276,

ALDERMAN MARK D SR & KAREN C/
18220 HOOT OWL HOLLOW
HILLIARD, FL 32046

2025

04-1N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

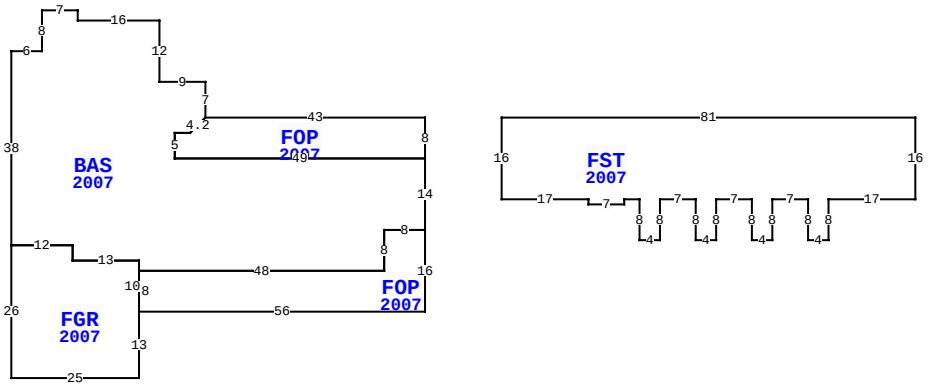
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5901	HARDWOOD SI 70-79
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	2,494	100	2007	2,494	374,948
FGR	611	55	2007	336	50,514
FOP	379	30	2007	114	17,139
FOP	512	30	2007	154	23,153
FST	1,431	55	2007	787	118,318
TOTALS	5,427			3,885	584,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,885	128.4435	169.55	658,702	2007	2007	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2008 Heated Area: 2494 HX Base Yr 2008



18220 HOOT OWL HOLW, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		584,071
TOTAL MARKET OB/XF VALUE		51,735
TOTAL LAND VALUE - MARKET		406,660
TOTAL MARKET VALUE		688,888
SOH/AGL Deduction		384,410
ASSESSED VALUE		304,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,756
TOTAL JUST VALUE		1,042,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		989,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12015	MECH OTHER	0	09/01/2006
R09636	REPAIR/RRF	15,700	08/01/2006
P11325	OTHER	0	07/01/2006
C17944	CO ISSUED	0	06/01/2006
B0617944	NEW CONSTR	354,354	06/01/2006
MH4545	MH MOVE-ON	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1036/0155	1/28/2002	WD	Q	V		105,000
GRANTOR: TANNER IRIS BRADDOCK						
GRANTEE: ALDERMAN MARK D SR						
0753/1567	3/07/1996	FJ	U	I	18	100
GRANTOR: NASSAU CLERK OF COURT						
GRANTEE: TANNER IRIS BRADDOC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W43BAS=[YR=2007] N7W9N12W16
N2W7S8W6S38FGR=[YR=2007] S26E25N13 FOP=[YR=2007]
E56N16W8S8W48S8$N10W13 N3W12$E12S3E13S2E48N8E8N14W49 N5E3 U3
R3 $ D3 L3 W3S5E49N8$ PTR=[YR=2007] E15FST=[YR=2007]
E81S16W17S8 W4N8W7S8W4N8W7S8W4N8W7S8W4N8W3 S1W7N1W17N16$W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0855	CONC PAVER	0	100	0	0	2,457.00	SF	10.00	10.00	100	2017	2017	3	96	23,587	
3	0510	GARAGE WD-	0	100	29	20	580.00	SF	29.75	29.75	100	2007	2007	3	44	7,592	
4	0510	GARAGE WD-	0	100	20	11	220.00	SF	35.00	35.00	100	2007	2007	3	44	3,388	
5	0855	CONC PAVER	0	100	0	0	1,185.00	SF	10.00	10.00	100	2016	2016	3	95	11,258	
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	600.00	600.00	100	2016	2016	3	70	420	
7	1076	TRELLIS A	0	100	0	0	400.00	SF	7.50	7.50	100	2016	2016	3	78	2,340	

LAND DESCRIPTION

TOTAL OB/XF 51,735

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	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		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	18.83	AC		1.00	1.00	1.00	225.00	225.00	4,237							
4	009530	C	POND	100		OR	0.00	0.00	0.65	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,625							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.83	AC		1.00	1.00	1.00	14,500.00	14,500.00	360,035							

REVIEW DATE 03/07/2022 BY TWA Total Acres: 26.48 Total Land Value: 53,082 Market: 360,035 Agricultural: 6,457 Common: 46,625 PRINTED 07/30/2025 BY SYS