PT GOVT LOTS 6 & 7 OF
SEC 4-1N-23E IN OR 2055/8

ALFORD HASKELL M & AMANDA A/
17464 HOOT OWL HOLLOW
HILLIARD, FL 32046

2025

04-1N-23-0000-0003-0040

BUILDING CHARACTERISTICS

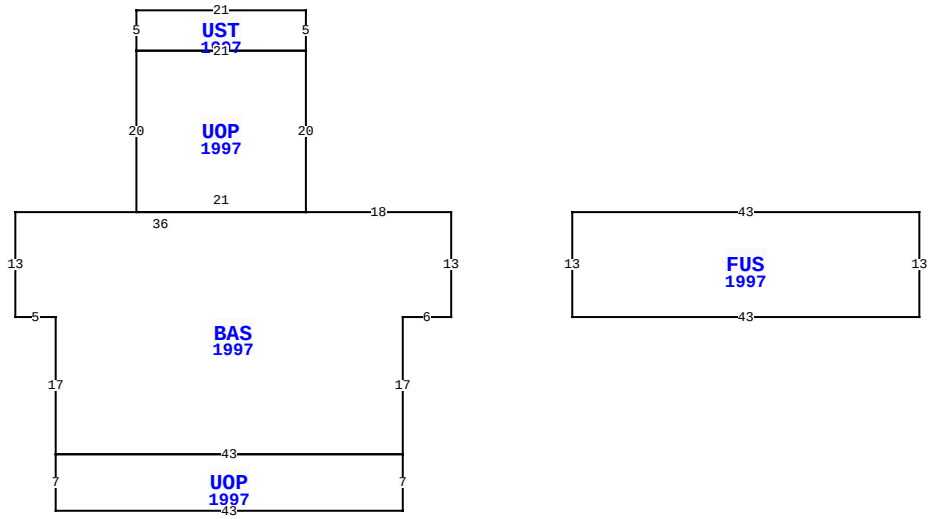
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,433	100	1997	1,433	135,710
FUS	559	100	1997	559	52,939
UOP	301	20	1997	60	5,682
UOP	420	20	1997	84	7,955
UST	105	45	1997	47	4,451
TOTALS	2,818			2,183	206,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	89.9640	118.75	259,231	1997	1997	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2017 Heated Area: 1992 HX Base Yr 2017



17464 HOOT OWL HOLW, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,737
TOTAL MARKET OB/XF VALUE		8,374
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		410,111
SOH/AGL Deduction		235,177
ASSESSED VALUE		174,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,212
TOTAL JUST VALUE		410,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0008	6/10/2016	WD	Q	I	01	230,000
GRANTOR: CLARKSON JAMES & BETT						
GRANTEE: ALFORD HASKELL M &						
1552/0511	2/22/2008	QC	Q	I	01	111,000
GRANTOR: CLARKSON BETTY A						
GRANTEE: CLARKSON JAMES & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 UOP=[YR=1997] N20 UST=[YR=1997] N5 W21 S5 E21$ W21 S20 E21$ W36 S13 E5 S17 UOP=[YR=1997] S7 E43 N7 W43$ E43 N17 E6 N13$ PTR= E15 FUS=[YR=1997] E43 S13 W43 N13$ 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	1997	1997	3	79	2,765	
2	0681	POLE SHED	0	100	16	14	224.00	SF	11.25	11.25	100	2010	2010	3	56	1,411	
3	0350	CARPORT WD	0	100	28	16	448.00	SF	13.00	13.00	100	2010	2010	3	40	2,330	
4	0940	SHEDS/PORT	0	100	14	8	112.00	SF	21.30	21.30	100	2010	2010	3	40	954	
5	1242	WD DECK A	0	100	0	0	393.00	SF	7.50	7.50	100	2008	2008	3	31	914	

LAND DESCRIPTION

TOTAL OB/XF 8,374

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS