

PT N1/2 OF SEC 4-3N-23E
IN OR 2705/1888
(EX OR 724/283 & OR 1376/1721

COPPS GARY N & CHERYL E L/E/
17223 TURKEY CREEK PL
HILLIARD, FL 32046

2025

04-3N-23-0000-0001-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,122	100	2001	2,122	229,441
FGR	572	55	2001	315	34,059
FOP	208	30	2001	62	6,704
FSP	264	40	2001	106	11,461
TOTALS	3,166			2,605	281,666

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,605	94.6944	125.00	325,625	2001	2006	0	0	0	13.50	86.50
1 SNGL FAM - 100% - 2001 Heated Area: 2122 HX Base Yr 2001												
17223 TURKEY CREEK PL, HILLIARD												
						BLD DATE				LGL DATE		
						XF DATE				LAND DATE	05/09/2025	MLU
						INC DATE				AG DATE	03/20/2024	DC

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		281,666			
TOTAL MARKET OB/XF VALUE		47,620			
TOTAL LAND VALUE - MARKET		496,330			
TOTAL MARKET VALUE		418,765			
SOH/AGL Deduction		216,134			
ASSESSED VALUE		202,631			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		151,909			
TOTAL JUST VALUE		825,616			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		779,892			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008137	CO ISSUED	0	07/31/2019
19006649	MH MOVE-ON	0	06/21/2019
B1633016	XFOB	0	09/30/2016
E14341	ELEC OTHER	0	02/01/2005
E018301	NEW CONSTR	0	07/01/2001
B995742	NEW CONSTR	120,000	01/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1888	4/15/2024	QC U	I	11		100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: ANGLE AMY C						
2488/0834	8/16/2021	QC U	V	11		100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: BY FRANKLIN PROPERTY						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2001] W27 S10 FSP=[YR=2001] W33 S8 E33 N8 \$ S8 W45 S32 E7 FOP=[YR=2001] S8 E26 N8 W26 \$ E33 N3 E10 FGR=[YR=2001] E22 N26 W22 S26 \$ N26 E22 N21 \$.						

EXTRA FEATURES							17223 TURKEY CREEK PL, HILLIARD				INC DATE						AG DATE		03/20/2024		DC	
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	0811	CONCRETE B	0	100	26	24	624.00	SF	5.20	5.20	100	2001	2001	3	79	2,563						
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2001	2001	3	25	10,200						
3	0845	KOOL DECK	0	100	0	0	690.00	SF	7.25	7.25	100	2001	2001	3	79	3,952						
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940						
5	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	2001	2001	3	28	2,419						
6	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2001	2001	3	28	403						
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2001	2001	3	28	605						
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000						
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000						
10	0530	STBL WD	0	100	48	24	1,152.00	SF	30.00	30.00	100	2003	2003	3	30	10,368						

LAND DESCRIPTION										TOTAL OB/XF										45,450									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	40.20	AC		1.00	1.00	1.00	370.00	370.00	14,874												
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.63	AC		1.00	1.00	1.00	190.00	190.00	1,830												
4	009530	C	POND	100		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,775												
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	49.83	AC		1.00	1.00	1.00	8,500.00	8,500.00	423,555												

[illegible]