PT OF N1/2
IN OR 2694 PG 1331

LEE LOUISE H L/E/
47146 EL DORADO LANE
HILLIARD, FL 32046

**2025**

**04-3N-25-0000-0001-0040**

## BUILDING CHARACTERISTICS

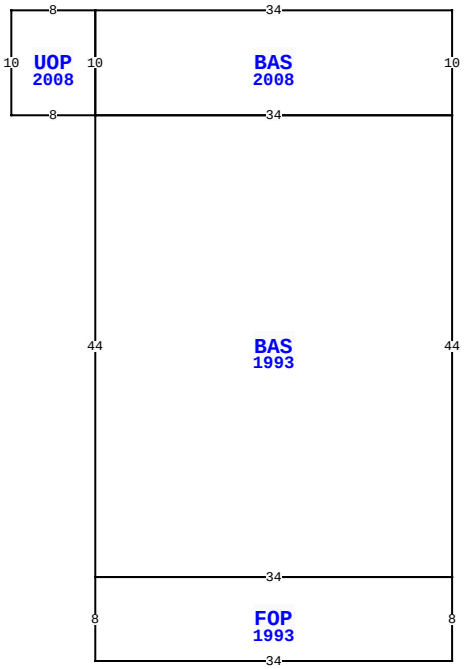
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,496 | 100 | 1993 | 1,496 | 47,384 |
| BAS | 340 | 100 | 2008 | 340 | 10,769 |
| FOP | 272 | 30 | 1993 | 82 | 2,597 |
| UOP | 80 | 20 | 2008 | 16 | 507 |
| TOTALS | 2,188 | | | 1,934 | 61,256 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,934 | 62.7200 | 62.72 | 121,300 | 1919 | 1965 | 0 | 0 | 0 | 49.50 | 50.50 |

1 SINGLE FAM – 100% - 1991 Heated Area: 1836 HX Base Yr 1991




47146 EL DORADO LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 03/26/2025 KBA |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 61,256 |
| TOTAL MARKET OB/XF VALUE | 35,645 |
| TOTAL LAND VALUE - MARKET | 225,730 |
| TOTAL MARKET VALUE | 146,056 |
| SOH/AGL Deduction | 70,666 |
| ASSESSED VALUE | 75,390 |
| TOTAL EXEMPTION VALUE | HX HB WX 55,390 |
| BASE TAXABLE VALUE | 20,000 |
| TOTAL JUST VALUE | 322,631 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 305,237 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006865 | REPAIR/RRF | 13,900 | 05/03/2022 |
| 7815 | REPAIR/RRF | 4,009 | 02/03/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2694/1331 | 8/24/2023 | WD | U | I | 11 | 100 |
| GRANTOR: LEE LOUISE H | | | | | | |
| GRANTEE: LEE GARY C | | | | | | |
| 2689/1300 | 8/24/2023 | WD | U | I | 11 | 100 |
| GRANTOR: LEE LOUISE H | | | | | | |
| GRANTEE: LEE GARY C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W34 UOP=[YR=2008] W8 S10 E8 N10$ S10
BAS=[YR=1993] S44 FOP=[YR=1993] S8 E34 N8 W34$ E34 N44 W34$ E34 N10$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1919 | 1919 | 3 | 20 | 400 | |
| 2 | 0825 | BRICK | 0 | 100 | 7 | 12 | 84.00 | SF | 12.50 | 12.50 | 100 | 1990 | 1990 | 3 | 85 | 893 | |
| 3 | 0511 | GARAGE CB- | 0 | 100 | 30 | 34 | 1,020.00 | SF | 40.00 | 40.00 | 100 | 1999 | 1999 | 3 | 75 | 30,600 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 528.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 75 | 2,059 | |
| 5 | 0825 | BRICK | 0 | 100 | 5 | 9 | 45.00 | SF | 12.50 | 12.50 | 100 | 1999 | 1999 | 3 | 93 | 523 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 30 | 10 | 300.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 26 | 1,170 | |

## LAND DESCRIPTION

TOTAL OB/XF 35,645

| 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 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 10.56 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,907 | | | | | | | |
| 3 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 1.10 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 248 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 11.66 | AC | | 1.00 | 1.00 | 1.00 | 15,500.00 | 15,500.00 | 180,730 | | | | | | | |

REVIEW DATE 07/25/2022 BY TWA Total Acres: 12.66 Total Land Value: 49,155 Market: 180,730 Agricultural: 4,155 Common: 45,000 PRINTED 07/30/2025 BY SYS