PT OF GOVT LOT 4
IN OR 2497/466
ESMT IN OR 1521/1668 &

SCARBOROUGH LORI L
391200 PROSPECT LANDING RD
HILLIARD, FL 32046-6681

2025

04-4N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

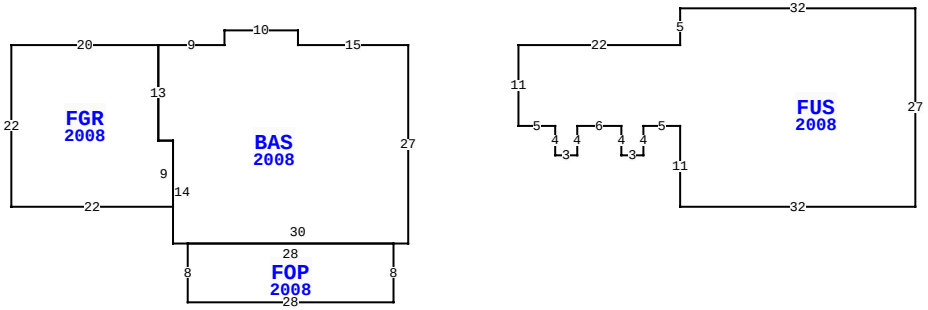
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2008	910	114,166
FGR	458	55	2008	252	31,616
FOP	224	30	2008	67	8,405
FUS	1,130	100	2008	1,130	141,767
TOTALS	2,722			2,359	295,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	102.7530	135.63	319,951	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 2040 HX Base Yr 2022



391200 PROSPECT LANDING RD, HILLIARD

BLD DATE	01/02/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,955
TOTAL MARKET OB/XF VALUE		5,221
TOTAL LAND VALUE - MARKET		151,900
TOTAL MARKET VALUE		453,076
SOH/AGL Deduction		130,182
ASSESSED VALUE		322,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,172
TOTAL JUST VALUE		453,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18968	ELEC OTHER	2,000	03/01/2007
M12807	MECH OTHER	0	03/01/2007
P12274	OTHER	0	03/01/2007
C19480	CO ISSUED	0	02/01/2007
R10115	REPAIR/RRF	5,000	02/01/2007
B19480	NEW CONSTR	155,298	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0466	9/15/2021	WD	Q	I	01	379,900
GRANTOR: FOWLER CHRISTOPHER D						
GRANTEE: SCARBOROUGH LORI L						
2497/0464	9/12/2021	WD	U	I	11	100
GRANTOR: BARE HAROLD D III & J						
GRANTEE: FOWLER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 N2 W10 S2 W9 FGR=[YR=2008] W20 S22 E22 N9 W2 N13 $ S13 E2 S14 E2 FOP=[YR=2008] S8 E28 N8 W28$ E30 N27$ PTR=E15 FUS=[YR=2008] E22 N5 E32 S27 W32 N11 W5 S4 W3 N4 W6 S4 W3 N4 W5 N11$ 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	2008	2008	3	91	3,185	
2	0810	CONCRETE A	0	100	0	0	352.00	SF	6.50	6.50	100	2009	2009	3	89	2,036	

LAND DESCRIPTION

TOTAL OB/XF 5,221

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	0005	OR	0.00	0.00	12.25	AC		1.00	1.00	0.80	15,500.00	12,400.00	151,900							

REVIEW DATE 08/04/2021 BY TWA Total Acres: 12.25 Total Land Value: 151,900 Market: 0 Agricultural: 0 Common: 151,900 PRINTED 07/30/2025 BY SYS