IN OR 2588/1887
EX 1-40

GARNER GREG D L/E/
16810 OAK HILL ROAD
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

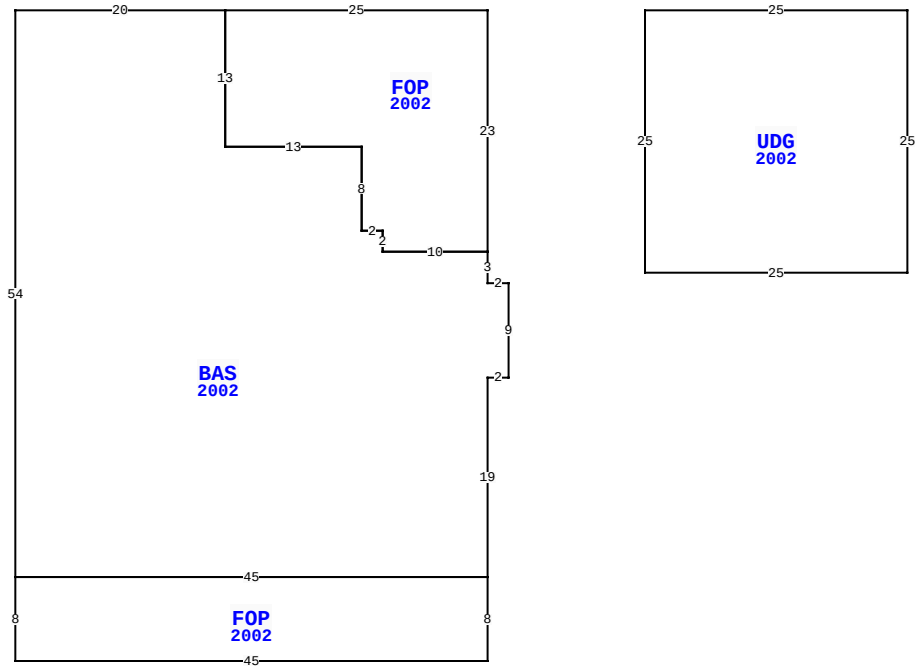
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2002	2,007	173,158
FOP	360	30	2002	108	9,318
FOP	441	30	2002	132	11,388
UDG	625	55	2002	344	29,679
TOTALS	3,433			2,591	223,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,591	73.4400	96.94	251,172	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 2007 HX Base Yr 2003



16810 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,543
TOTAL MARKET OB/XF VALUE		6,632
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		277,685
SOH/AGL Deduction		152,618
ASSESSED VALUE		125,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,345
TOTAL JUST VALUE		450,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006688	NEW CONSTR	0	03/01/2000
B974533	NEW CONSTR	87,198	12/01/1997
E952281	TEMP POLE	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1887	8/31/2022	LE	U	I	11	100
GRANTOR: GARNER GREG D						
GRANTEE: HERRIN LEONA MAXINE						
0727/1904	4/20/1995	WD	Q	V		39,000
GRANTOR: LEAGURE BARBARA ETAL						
GRANTEE: GARNER GREG D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W25 BAS=[YR=2002] W20 S54 FOP=[YR=2002] S8 E45 N8 W45$ E45 N19 E2 N9 W2 N3 W10 N2 W2 N8 W13 N13$ S13 E13 S8 E2 S2 E10 N23$ PTR=E15 UDG=[YR=2002] E25 S25 W25 N25$ 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	0810	CONCRETE A	0	100	17	16	272.00	SF	6.50	6.50	100	2002	2002	3	80	1,414	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0681	POLE SHED	0	100	0	0	650.00	SF	15.00	15.00	100	1996	1996	3	23	2,243	

LAND DESCRIPTION

TOTAL OB/XF 6,632

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	390.00	390.00	1,560							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 03/31/2020 BY TWA Total Acres: 10.00 Total Land Value: 47,510 Market: 175,500 Agricultural: 2,510 Common: 45,000 PRINTED 07/30/2025 BY SYS