IN OR 2086/107

DAVIS JAMES THORTON
23700 FAMILY LN
HILLIARD, FL 32046

2025

05-2N-23-0000-0002-0020

BUILDING CHARACTERISTICS

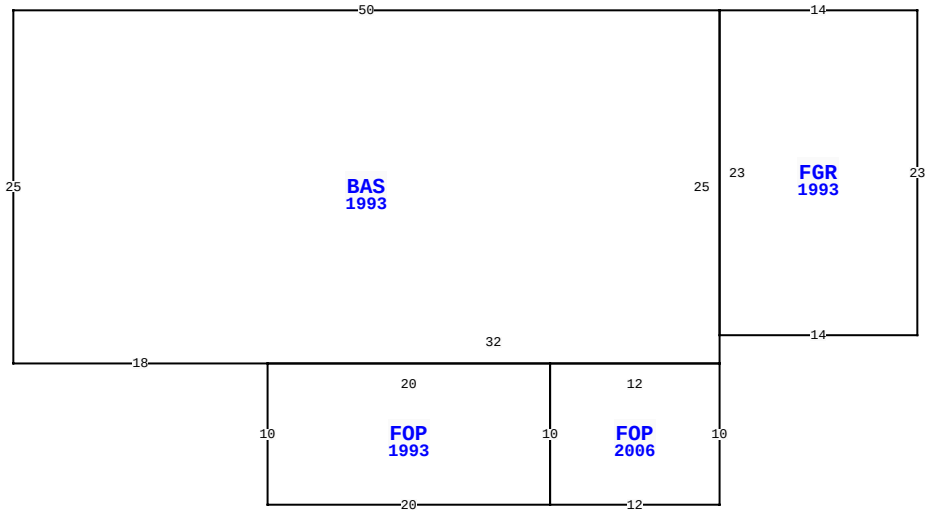
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,250	100	1993	1,250	115,045
FGR	322	55	1993	177	16,290
FOP	200	30	1993	60	5,522
FOP	120	30	2006	36	3,313
TOTALS	1,892			1,523	140,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,523	131.4780	131.48	200,244	1984	1984	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1250 HX Base Yr 2017



23700 FAMILY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		140,171
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		219,082
TOTAL MARKET VALUE		361,143
SOH/AGL Deduction		225,451
ASSESSED VALUE		135,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,970
TOTAL JUST VALUE		361,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/0107	11/25/2016	WD	Q	I	01	185,000
GRANTOR: BOWMAN RICHARD N & TE						
GRANTEE: DAVIS JAMES THORTON						
1318/0470	5/19/2005	WD	Q	I		200,000
GRANTOR: SWAFFORD BUFORD TRUST						
GRANTEE: BOWMAN RICHARD N &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=1993] W50 S25 E18 FOP=[YR=1993] S10 E20 FOP=[YR=2006] E12 N10 W12 S10$ N10 W20$ E32 N25$ S23 E14 N23$.

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	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	7.49	AC		1.00	1.00	1.50	19,500.00	29,250.00	219,082							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 7.49 Total Land Value: 219,082 Market: 0 Agricultural: 0 Common: 219,082 PRINTED 07/30/2025 BY SYS