

IN OR 84 PG 353 &
IN OR 263 PGS 469 & 470
PT OR 686/121

JACKSON LARRY G & LINDA G
47256 JACKSON COVE ROAD
HILLIARD, FL 32046-6497

2025

05-3N-25-0000-0001-0010



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,987	100	1993	1,987	179,218
FCP	728	25	1993	182	16,415
FEP	190	80	1993	152	13,710
FOP	64	30	1993	19	1,714
FOP	133	30	1993	40	3,608

TOTALS	3,102			2,380	214,665
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	25	47	1,175.00	SF	35.00
3	0350	CARPORT WD	0	100	0	0	252.00	SF	13.00
4	0752	USP	0	100	20	26	520.00	SF	15.00
5	0752	USP	0	100	20	6	120.00	SF	15.00
6	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00
7	0351	CARPORT MT	0	100	40	24	960.00	SF	6.00
8	0810	CONCRETE A	0	100	3	38	114.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	2.86

REVIEW DATE	05/10/2024	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,380	107.6040	142.04	338,055	1968	1971	0	0	0	36.50	63.50
1 SNGL FAM - 100% - 0												
Heated Area: 1987												
HX Base Yr												

47256 JACKSON COVE RD, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1968	1968	3	29	1,015	
2	0510	GARAGE WD-	0	100	25	47	1,175.00	SF	35.00	35.00	100	1982	1982	3	20	8,225	
3	0350	CARPORT WD	0	100	0	0	252.00	SF	13.00	13.00	100	1990	1990	3	20	655	
4	0752	USP	0	100	20	26	520.00	SF	15.00	15.00	100	1990	1990	3	20	1,560	
5	0752	USP	0	100	20	6	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
6	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1990	1990	3	20	216	
7	0351	CARPORT MT	0	100	40	24	960.00	SF	6.00	6.00	100	2002	2002	3	20	1,152	
8	0810	CONCRETE A	0	100	3	38	114.00	SF	6.50	6.50	100	1990	1990	3	57	422	

TOTAL OB/XF										13,605							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0005	OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,100

Market:	0	Agricultural:	0	Common:	100,100
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				214,665	
TOTAL MARKET OB/XF VALUE				13,605	
TOTAL LAND VALUE - MARKET				100,100	
TOTAL MARKET VALUE				328,370	
SOH/AGL Deduction				175,973	
ASSESSED VALUE				152,397	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				101,675	
TOTAL JUST VALUE				328,370	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				318,629	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0686/0121	8/04/1993	WD	U	V	07		100
GRANTOR: MCKENDREE LUCILLE							
GRANTEE: JACKSON LARRY & LIND							
0567/0390	4/10/1989	WD	U	V	10		100
GRANTOR: MCKENDREE ET AL							
GRANTEE: JACKSON LARRY & L							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W21 FEP=[YR=1993] N10 W19 S10 E19\$ W40 S8									
FOP=[YR=1993] W8 FCP=[YR=1993] N18 W28 S26 E28 N8\$ S8 E8 N8\$									
S27 E21 N3 FOP=[YR=1993] E19 N7 W19 S7\$ N7 E19 S12 E21 N37\$.									