PT NE1/4 OF SEC 5-3N-25E
IN OR 2760/4
PARCELS 1 3 & 4 ONLY

BORINO DONNA
47355 TURKEY TOWN LN
HILLIARD, FL 32046

2025

05-3N-25-0000-0001-0220

BUILDING CHARACTERISTICS

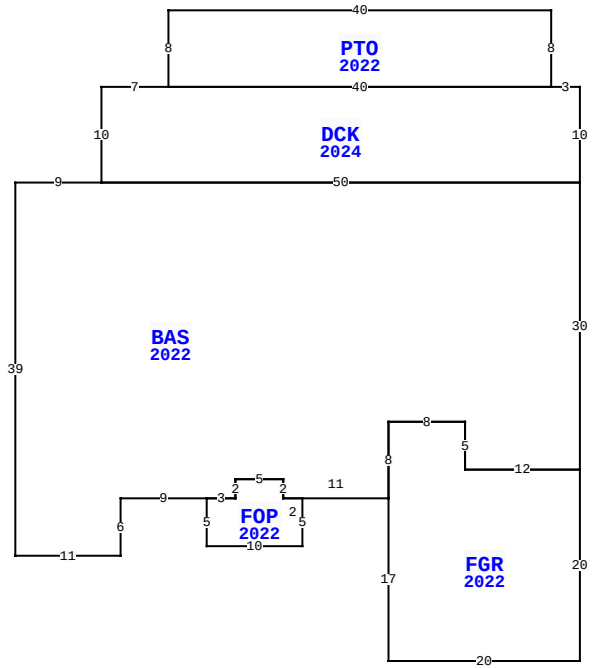
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,903	100	2022	1,903	325,434
DCK	500	10	2024	50	8,551
FGR	440	55	2022	242	41,385
FOP	60	30	2022	18	3,079
PTO	320	5	2022	16	2,736
TOTALS	3,223			2,229	381,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,229	108.7800	171.87	383,098	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2025 Heated Area: 1903 HX Base Yr



47566 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	381,183
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,400
TOTAL MARKET VALUE	509,583
SOH/AGL Deduction	0
ASSESSED VALUE	509,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	509,583
TOTAL JUST VALUE	509,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,542

3/2023KW: DOGS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005868	CO ISSUED	0	10/18/2022
22005868	NEW CONSTR	304,835	04/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2760/4	12/26/2024	WD	Q	I	05	765,000
GRANTOR: HOFFMEISTER WILLIAM &						
GRANTEE: BORINO DONNA						
2545/0155	3/07/2022	WD	U	V	11	100
GRANTOR: JACKSON CHARLES DAVID						
GRANTEE: HOFFMEISTER BRITTNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W50 W9 S39 E11 N6 E9 E3 N2 E5 S2 E11 N8 E8 S5 E12 N30 $
PTO=[YR=2022;ORIG=-3,-10] N8 W40 S8 E40 $
FGR=[YR=2022;ORIG=-20,33] S17 E20 N20 W12 N5 W8 S8 $
FOP=[YR=2022;ORIG=-39,33] S5 E10 N5 W2 N2 W5 S2 W3 $
DCK=[YR=2024;ORIG=0,0] W50 N10 E7 E40 E3 S10 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		OR			4.28	AC		1.00	1.00	1.00	30,000.00	30,000.00	128,400							

REVIEW DATE 07/21/2025 BY KBA Total Acres: 4.28 Total Land Value: 128,400 Market: 0 Agricultural: 0 Common: 128,400 PRINTED 07/30/2025 BY SYS