

LOT 14 (EX S-1 & S-3)
PT OR 1227/677
F/K/A 05-4N-24-0000-0010-0010

PIKE THOMAS B SR & SHARON E
39602 PROSPECT LANDING ROAD
HILLIARD, FL 32046-5729

2025

05-4N-24-1630-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		20	FACE BRICK 90		0900	01	4,047	100.9008	133.19	539,020	2005	2005		0	0	13.75	86.25	VALUATION BY		STANDARD												
Exterior Wall		05	AVERAGE 10		1 SNGL FAM - 100% - 2006										Heated Area: 2699				HX Base Yr 2006				Tax Group: 4		Tax Dist:							
Roof Structur		03	GABLE/HIP 100																BUILDING MARKET VALUE		464,905											
Roof Cover		03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		17,258											
Interior Wall		05	DRYWALL 100																TOTAL LAND VALUE - MARKET		215,965											
Interior Floo		12	HARDWOOD 50																TOTAL MARKET VALUE		531,465											
Interior Floo		14	CARPET 50																SOH/AGL Deduction		290,365											
Air Condition		03	CENTRAL 100																ASSESSED VALUE		241,100											
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE		HX HB		50,722																							
Bedrooms			3 100		BASE TAXABLE VALUE		190,378																									
Bathrooms			2.5 100		TOTAL JUST VALUE		698,128																									
Frame		02	WOOD FRAME 100		NCON VALUE		0																									
Stories		1.	1. 100		INCOME VALUE																											
Units			0 100		PREVIOUS YEAR MKT VALUE		657,126																									
Occupancy		00	NONE 100																													
Quality		04	Quality Level 04																													
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	2,699	100	2005	2,699	310,052																											
FGR	550	55	2005	302	34,692																											
FOP	114	30	2005	34	3,905																											
FOP	282	30	2005	85	9,764																											
FST	20	55	2005	11	1,264																											
PTO	192	5	2005	10	1,149																											
STP	18	10	2005	2	229																											
UDG	1,575	55	2005	866	99,483																											
UOP	192	20	2010	38	4,365																											
TOTALS	5,642			4,047	464,905																											
EXTRA FEATURES					39602 PROSPECT LANDING RD, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU									
															XF DATE				LAND DATE													
															INC DATE				AG DATE		01/28/2025		KBA									
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	0812	CONCRETE C	0	100	85	30	2,550.00	SF	4.00	4.00	100	1960	1960	3	20	2,040																
2	1127	BRICK 8"	0	100	0	0	42.00	SF	5.50	5.50	100	2005	2005	3	96	222																
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760																
4	0812	CONCRETE C	0	100	0	0	3,791.00	SF	4.00	4.00	100	2005	2005	3	84	12,738																
5	0461	IRON FENCE	0	100	0	0	63.00	SF	8.50	8.50	100	2010	2010	3	93	498																
LAND DESCRIPTION										TOTAL OB/XF										17,258												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	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	11.03	AC		1.00	1.00	1.00	390.00	390.00	4,302															
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.03	AC		1.00	1.00	1.00	15,500.00	15,500.00	170,965															