

PT LOT 14 OF PENNY HADDOCK
ESTATES PBK 5/338 & PT OF
JAMES WALKER DONATION

EISENHOWER DAVID D/CRANMER BONNIE L
39698 PROSPECT LANDING RD
HILLIARD, FL 32046

2025

05-4N-24-1630-0014-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	08	DECORATIVE 10			
Interior Floo	14	CARPET 70			
Interior Floo	12	HARDWOOD 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	5500	TIMBERLAND 80-89			
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	2,557	100	2006	2,557	307,219
FGR	612	55	2006	337	40,490
FOP	266	30	2006	80	9,612
FSP	333	40	2006	133	15,980
FUS	1,053	100	2006	1,053	126,517
PTO	176	5	2006	9	1,081
UDU	196	55	2006	108	12,976
TOTALS	5,193			4,277	513,875

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,277	87.9120	138.90	594,075	2006	2006	0	0	13.50	86.50
1 SFR CUST - 100% - 2016						Heated Area: 3610		HX Base Yr 2016			
39698 PROSPECT LANDING RD, HILLIARD											
						BLD DATE		LGL DATE			
						XF DATE		LAND DATE		05/21/2025	
						INC DATE				AG DATE	
										MLU	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0812	CONCRETE C	0	100	0	0	1,901.00	SF	4.00	4.00	100
3	1127	BRICK 8"	0	100	0	0	51.00	SF	5.50	5.50	100
4	0200	BARN WD 0-	0	100	36	36	1,296.00	SF	20.00	20.00	100
5	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100
6	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100
7	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100
TOTAL OB/XF 35,842											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	16.06	AC	
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.06	AC	
TOTAL OB/XF 35,842											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	16.06	AC	
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.06	AC	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		513,875	
TOTAL MARKET OB/XF VALUE		35,842	
TOTAL LAND VALUE - MARKET		321,370	
TOTAL MARKET VALUE		604,649	
SOH/AGL Deduction		258,851	
ASSESSED VALUE		345,798	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		295,076	
TOTAL JUST VALUE		871,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		693,416	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515673	NEW CONSTR	0	02/09/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1995/0132	7/31/2015	WD	Q	I	01
SALE PRICE					
400,000					
GRANTOR: POWELL WILLIAM E ET A					
GRANTEE: EISENHOWER DAVID D					
1809/1115	7/10/2012	WD	U	I	11
GRANTOR: POWELL WILLIAM E					
GRANTEE: PROPPER A D					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W3 N4 W23 S5 FSP=[YR=2006] W11 PTO=[YR=2006] N11 W16 S11 E16\$ W27 S10 E19 N1 E2 N2 E6 S2 E2 S1 E4 N5 E5 N5\$ S5 W5 S5 W4 N1 W2 N2 W6 S2 W2 S1 W19 N10 W17 S38 E8 S6 FOP=[YR=2006] S7 E38 N7 W38\$ E38 N6 E8 FGR=[YR=2006] S6 E24 N28 W9 S4 W15 S18\$ N18 E15 N4 E12 N17\$ PTR=E15 UDU=[YR=2006] E14 S14 W14 N14\$ W15\$ PTR=N20 FUS=[YR=2006] N17 E25 N5 E26 N4 E10 S29 W10 N21 W16 S18 W5 S6 W4 N6 W8 S6 W4 N6 W1 N6 W3 S6 W3 S6 W4 N6 W3\$ S20\$.					