LOT 15
IN OR 840/830
PENNY HADDOCK ESTATES PB 5/338

STEGALL JOHN E & TINA M
39420 PROSPECT LANDING RD
HILLIARD, FL 32046

2025

05-4N-24-1630-0015-0000

BUILDING CHARACTERISTICS

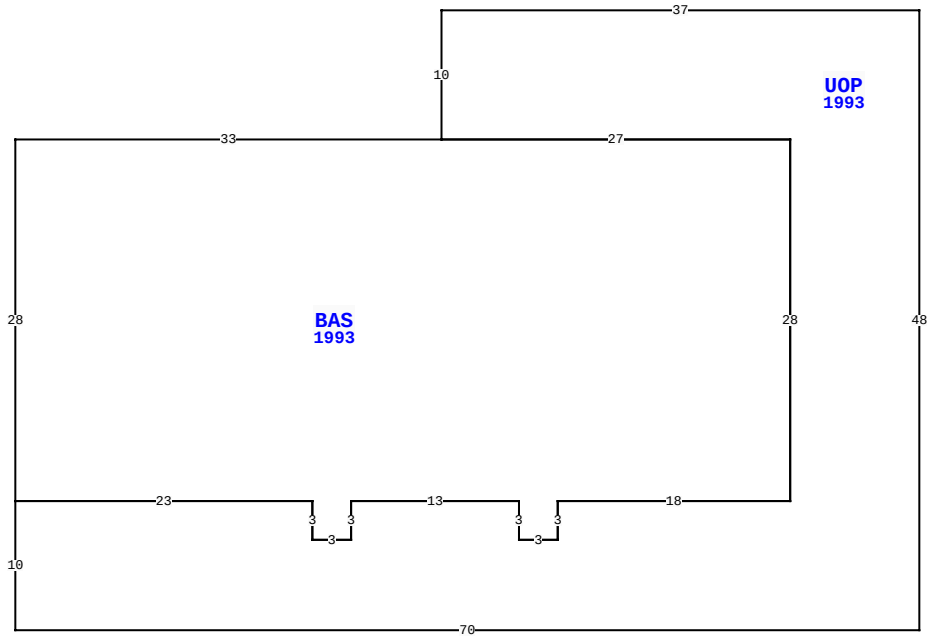
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,698	100	1993	1,698	158,891
UOP	1,332	20	1993	266	24,891
TOTALS	3,030			1,964	183,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	110.7400	110.74	217,493	1993	1993	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1698 HX Base Yr



39478 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,023
TOTAL MARKET OB/XF VALUE	26,456
TOTAL LAND VALUE - MARKET	188,175
TOTAL MARKET VALUE	419,654
SOH/AGL Deduction	101,001
ASSESSED VALUE	318,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,653
TOTAL JUST VALUE	419,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5171	CO ISSUED	0	04/08/2009
E21645	ELEC OTHER	0	03/01/2009
MH5171	MH MOVE-ON	0	03/01/2009
M14404	MECH OTHER	0	03/01/2009
P13689	OTHER	0	03/01/2009
B985354	ADDITION	9,282	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0840/0830	7/09/1998	WD	Q	I		175,000
GRANTOR: HARRIS WADE L & THERE						
GRANTEE: STEGALL JOHN & TINA						
0761/1246	6/03/1996	QC	Q	I	06	100
GRANTOR: HARRIS WADE						
GRANTEE: HARRIS WADE L & THE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W37 S10 BAS=[YR=1993] W33 S28 E23 S3E3 N3 E13 S3 E3 N3 E18 N28 W27$ E27 S28 W18 S3 W3 N3 W13 S3 W3 N3 W23 S10 E70 N48$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0861	POOL GUNIT	0	0	15	30	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650	
3	0910	SCRN RM L	0	0	24	40	960.00	SF	15.00	15.00	100	1996	1996	3	20	2,880	
4	0845	KOOL DECK	0	0	0	0	200.00	SF	7.25	7.25	100	1996	1996	3	70	1,015	
5	0812	CONCRETE C	0	0	0	0	4,023.00	SF	4.00	4.00	100	2000	2000	3	77	12,391	

LAND DESCRIPTION

TOTAL OB/XF 26,456

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	0	0005	OR	0.00	0.00	9.65	AC		1.00	1.00	1.00	19,500.00	19,500.00	188,175							

REVIEW DATE 01/10/2025 BY WW Total Acres: 9.65 Total Land Value: 188,175 Market: 0 Agricultural: 0 Common: 188,175 PRINTED 07/30/2025 BY SYS

LOT 15
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PENNY HADDOCK ESTATES PB 5/338

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HILLIARD, FL 32046

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

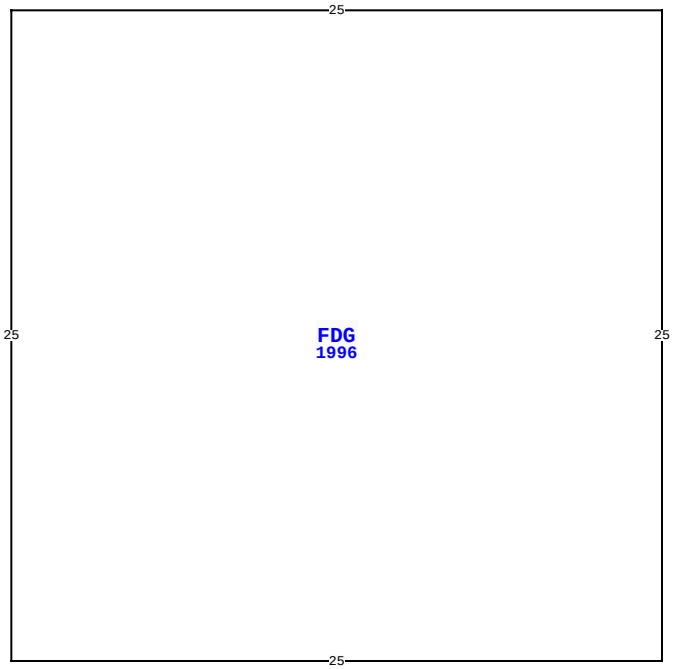
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FDG	625	60	1996	375	6,017
TOTALS	625			375	6,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	375	86.7350	32.09	12,034	1996	1996	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 0 HX Base Yr



39478 PROSPECT LANDING RD, HILLIARD

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XF DATE		LAND DATE	05/09/2025 MLU
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VALUATION SUMMARY

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ASSESSED VALUE	318,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,653
TOTAL JUST VALUE	419,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603081	SWIM POOL	8,602	07/01/1996
7908	NEW CONSTR	80,629	03/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0840/0830	7/09/1998	WD	Q	I		175,000
GRANTOR: HARRIS WADE L & THERE						
GRANTEE: STEGALL JOHN & TINA						
0761/1246	6/03/1996	QC	Q	I	06	100
GRANTOR: HARRIS WADE						
GRANTEE: HARRIS WADE L & THE						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=1996] W25 S25 E25 N25 $.

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

REVIEW DATE 01/10/2025 BY WW Total Acres: 9.65 Total Land Value: 188,175 Market: 0 Agricultural: 0 Common: 188,175 PRINTED 07/30/2025 BY SYS

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2025

05-4N-24-1630-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

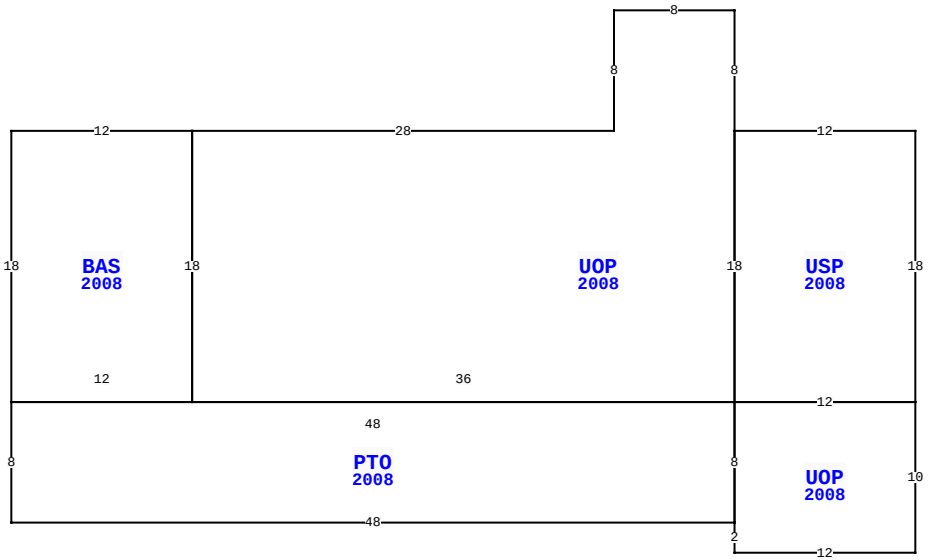
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	2008	216	7,057
PTO	384	5	2008	19	621
UOP	120	20	2008	24	784
UOP	712	20	2008	142	4,639
USP	216	30	2008	65	2,124
TOTALS	1,648			466	15,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	466	67.9250	36.00	16,776	2005	2005	0	0	0	9.25	90.75

3 ACCESORY U – 0% - 0 Heated Area: 216 HX Base Yr



39478 PROSPECT LANDING RD, HILLIARD

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0761/1246	6/03/1996	QC	Q	I	06	100
GRANTOR: HARRIS WADE						
GRANTEE: HARRIS WADE L & THE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W12 UOP=[YR=2008] N8 W8 S8 W28 BAS=[YR=2008] W12 S18 PTO=[YR=2008] S8 E48 UOP=[YR=2008] S2 E12 N10 W12 S8$ N8 W48$ E12 N18$ S18 E36 N18$ S18 E12 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/10/2025 BY WW Total Acres: 9.65 Total Land Value: 188,175 Market: 0 Agricultural: 0 Common: 188,175 PRINTED 07/30/2025 BY SYS