

L & B LANDS INC
551876 U.S. HWY 1 STE 114
HILLIARD, FL 32046-0878

2025

10-3N-23-0000-0011-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall19COMMON BRK 90
Exterior Wall05AVERAGE 10
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms2100
Bathrooms2100

Frame02WOOD FRAME 100
Stories1.1.100
Units0100
BUD8 Adjustme04DIST 01 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9001.00

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS		1,516	100	1993	1,516	129,493
FGR		648	55	2006	356	30,409
FOP		32	30	1993	10	855

TOTALS2,1961,882160,755

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100011,882119.8540119.85225,558197819840028.7371.27
1 SINGLE FAM - 0% - 0Heated Area: 1516HX Base Yr

The diagram shows a rectangular lot divided by a vertical line. The left side has two sections labeled FGR 2006 and BAS 1993. Dimensions include 24' width, 27' height, and various horizontal segments like 10', 20', and 2'. A small square at the bottom right contains F&P 1993.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE160,755
TOTAL MARKET OB/XF VALUE2,884
TOTAL LAND VALUE - MARKET45,000
TOTAL MARKET VALUE208,639
SOH/AGL Deduction18,415
ASSESSED VALUE190,224
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE190,224
TOTAL JUST VALUE208,639
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE186,745

PERMIT NUMBERDESCRIPTIONAMTISSUED
M12319MECH OTHER012/01/2006
C18662CO ISSUED010/01/2006
E18223ELEC OTHER3,00010/01/2006
B18662NEW CONSTR146,12410/01/2006
P11663OTHER010/01/2006
R09796REPAIR/RRF2,00010/01/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE
1409/19195/05/2006WDQI06139,300
GRANTOR: THOMPSON JOHN M & LYN
GRANTEE: L & B LANDS INC
0933/17245/25/2000WDQI0694,000
GRANTOR: TISON SHARON C
GRANTEE: THOMPSON JOHN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N12 W15 S12 W18 FGR=[YR=2006] W27 S24 E27 N24S \$24 E10 FOP=[YR=1993] S4 E8 N4 W8\$ E20 S4 E22 N28\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJPRIADJ UNITLANDOTHERYEARDENSITYDECLFRZYRCNSRV
CODEDESCRPTIONCAPDDZONEUTTYEFACCONDADJPRICEPRICELVUEAND NOTES
1000100CRESCAP00005OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

EXTRA FEATURES

OB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10500FP-PRE FAB00001.00UT3,500.003,500.00100198819883622,170
20940SHEDS/PORTR0010880.00SF20.1020.1010020052005322354
30810CONCRETE AR000072.00SF6.506.5010020002000377360

BLISS DR, HILLIARD

BD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/21/2025MLU

REVIEW DATE05/12/2019BYKBATotal Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS