PT GOVT LOT 4 OF SEC 11-2N-23E
IN OR 626/664

SMITH A D & JULIE A/
23251 DAVID TRAIL
HILLIARD, FL 32046

2025

11-2N-23-0000-0006-0010

BUILDING CHARACTERISTICS

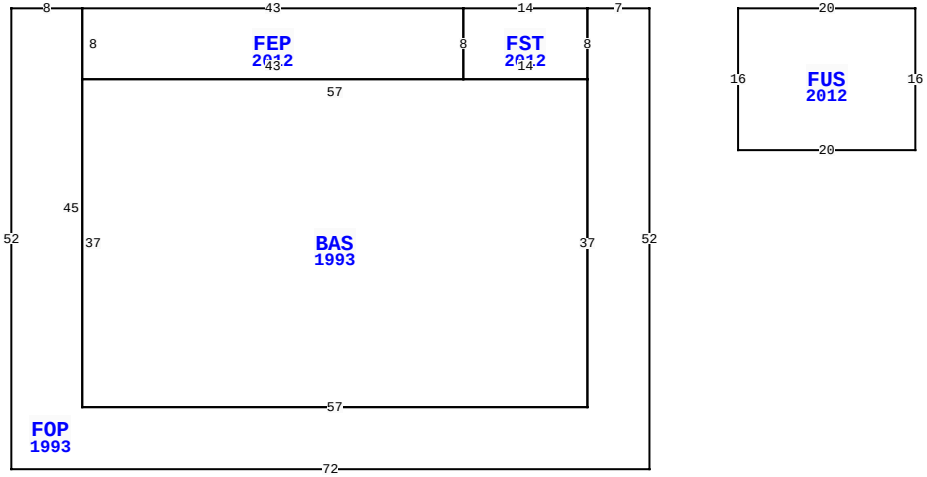
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,109	100	1993	2,109	171,048
FEP	344	80	2012	275	22,304
FOP	1,179	30	1993	354	28,711
FST	112	55	2012	62	5,029
FUS	320	100	2012	320	25,953
TOTALS	4,064			3,120	253,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,120	99.8200	99.82	311,438	1991	1999	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 0 Heated Area: 2429 HX Base Yr



23251 DAVID TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	253,043
TOTAL MARKET OB/XF VALUE	16,095
TOTAL LAND VALUE - MARKET	220,500
TOTAL MARKET VALUE	317,188
SOH/AGL Deduction	145,522
ASSESSED VALUE	171,666
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	120,944
TOTAL JUST VALUE	489,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001519	REPAIR/RRF	17,680	02/15/2019
4353	NEW CONSTR	3,500	07/07/1991
7468	NEW CONSTR	3,800	07/07/1991
03799	H/AC	3,500	06/07/1991
7288	NEW CONSTR	83,078	06/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0626/0664	5/20/1991	WD	Q	V	01	100

GRANTOR: SMITH NOAH D

GRANTEE: SMITH A D & JULIE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 FST=[YR=2012] W14 FEP=[YR=2012] W43 S8 E43 N8 $ S8 E14 N8 $ S8 BAS=[YR=1993] W57 S37 E57 N37 $ S37 W57 N45 W8 S52 E72 N52 $ PTR= E10 FUS=[YR=2012] E20 S16 W20 N16 $ W10 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0680	POLE SHED	0	100	20	30	600.00	SF	7.50	7.50	100	1985	1985	3	20	900	
3	0681	POLE SHED	0	100	30	18	540.00	SF	11.25	11.25	100	2006	2006	3	40	2,430	
4	0681	POLE SHED	0	100	20	16	320.00	SF	11.25	11.25	100	2006	2006	3	40	1,440	
5	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2005	2005	3	22	1,647	
6	0810	CONCRETE A	0	100	0	0	234.00	SF	6.50	6.50	100	2005	2005	3	84	1,278	
7	1242	WD DECK A	0	100	0	0	700.00	SF	10.00	10.00	100	2025	2020		86	6,020	

LAND DESCRIPTION

TOTAL OB/XF 16,095

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	525.00	525.00	2,100							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 06/05/2019 BY TW Total Acres: 10.00 Total Land Value: 48,050 Market: 175,500 Agricultural: 3,050 Common: 45,000 PRINTED 07/30/2025 BY SYS