

PT OF LOTS 49 (S-2)
IN OR 2483/294
CORNWALL SURVEY

PHILLIPS DAVID E JR & TABETHA
371621 HENRY SMITH ROAD
HILLIARD, FL 32046

2025

17-3N-24-2020-0049-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1993	1,425	133,456
FOP	75	30	1993	22	2,061
FST	110	55	1993	60	5,620
UCP	600	20	1993	120	11,238
UGR	490	45	1993	220	20,604
USP	192	30	1994	58	5,432

TOTALS	2,892			1,905	178,410
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	282.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	0	13	32	416.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	0	0	0	453.00	SF	7.25	7.25	
4	0812	CONCRETE C	0	0	0	0	2,605.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	A-1	0.00	0.00	1.02	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,905	112.1610	112.16	213,665	1972	1987	0	0	16.50	83.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1425											
HX Base Yr											

371621 HENRY SMITH RD, HILLIARD	BLD DATE	LGL DATE	05/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		178,410	
TOTAL MARKET OB/XF VALUE		15,705	
TOTAL LAND VALUE - MARKET		45,900	
TOTAL MARKET VALUE		240,015	
SOH/AGL Deduction		1,649	
ASSESSED VALUE		238,366	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,366	
TOTAL JUST VALUE		240,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170049	REPAIR/RRF	0	04/04/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2483/0294	7/26/2021	WD	Q	I	01
					265,000
GRANTOR: PHILLIPS CONNIE M & D					
GRANTEE: PHILLIPS DAVID E JR					
1275/0266	11/18/2004	WD	Q	I	
					162,000
GRANTOR: MASON STEVEN V & RHON					
GRANTEE: PACE CONNIE MICHELL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W20 FST=[YR=1993] W15 USP=[YR=1994] N12 W16 S12 BAS=[YR=1993] W39 S30 E25 FOP=[YR=1993] E25 UGR=[YR=1993] E20 N26 W15 S6 W5 S20 \$ N3 W25 S3 \$ N3 E25 N27 W11 \$ E16 \$ W5 S10 E5 N6 E15 N4 \$ S30 E20 N30\$.											