PT OF SEC 17-4N-24E
IN OR 2164/1892
ESMT OR 2217/479

JONES JACOB & KIMBERLY
38196 APPIAN WAY
HILLIARD, FL 32046

2025

17-4N-24-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

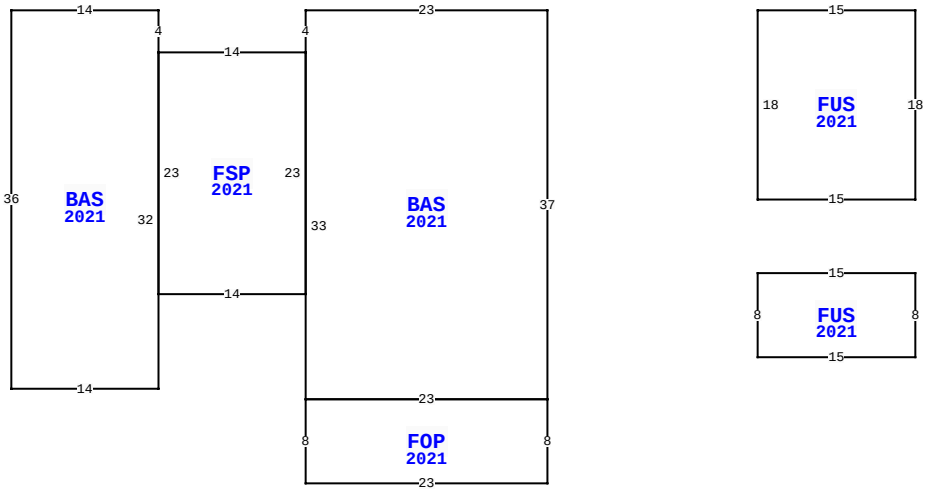
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2021	504	74,225
BAS	851	100	2021	851	125,329
FOP	184	30	2021	55	8,100
FSP	322	40	2021	129	18,998
FUS	120	100	2021	120	17,672
FUS	270	100	2021	270	39,763
TOTALS	2,251			1,929	284,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,929	112.7000	148.76	286,958	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 1745 HX Base Yr



38196 APPIAN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,088
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	73,800
TOTAL MARKET VALUE	357,888
SOH/AGL Deduction	27,844
ASSESSED VALUE	330,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,044
TOTAL JUST VALUE	357,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006519	NEW CONSTR	218,551	06/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2164/1892	12/14/2017	QC	U	V	11	100

GRANTOR: JONES HERMAN & CATHY
GRANTEE: JONES JACOB & KIMBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 S4 FSP=[YR=2021] W14 BAS=[YR=2021] N4 W14 S36 E14 N32$ S23 E14 N23$ S33 FOP=[YR=2021] S8 E23 N8 W23$ E23 N37$ PTR=E20 FUS=[YR=2021] E15 S18 W15 N18$ PTR= S25 FUS=[YR=2021] E15 S8 W15 N8$ N25 $ W20$.

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
1	000100	C	RES	0		OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	45,000.00	45,000.00	73,800							

REVIEW DATE 12/07/2021 BY TWX Total Acres: 1.64 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 07/30/2025 BY SYS