

SCHAAK NEIL THOMAS
282288 CONNER CUTOFF RD
HILLIARD, FL 32046

17-4N-24-0000-0007-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	04	PLYWOOD 20			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,069	100	1993	2,069	205,261
FOP	24	30	1993	7	694
FOP	66	30	1993	20	1,984
TOTALS	2,159			2,096	207,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	99.8100	131.75	276,148	1990	1990	0	0	0	24.70	75.30
1 SNGL FAM - 100% - 2017			Heated Area: 2069			HX Base Yr 2017						

61

20

4

6

4

15

34

11

6

6

35

16

BAS
1993

FOP
1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		207,939	
TOTAL MARKET OB/XF VALUE		3,363	
TOTAL LAND VALUE - MARKET		45,450	
TOTAL MARKET VALUE		256,752	
SOH/AGL Deduction		106,972	
ASSESSED VALUE		149,780	
TOTAL EXEMPTION VALUE		HX HB WR	55,722
BASE TAXABLE VALUE		94,058	
TOTAL JUST VALUE		256,752	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,077	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

6505

NEW CONSTR

0

02/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I V I	RSN CD	SALE PRICE
2078/1889	10/19/2016	WD Q	I I	01	210,000

GRANTOR: HARRIS THOMAS D & KAT

GRANTEE: SCHAAK NEIL THOMAS

0496/12648/29/1986WDQIQI01100

GRANTOR: HARRIS THOMAS D & KAT

GRANTEE: HARRIS THOMAS D & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S35 E16 FOP=[YR=1993] E11 N6 W11 S6\$ N6 E11 S6 E34 N15 FOP=[YR=1993] E4 N6 W4 S6\$ N20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0005	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

TOTAL OB/XF

3,363

REVIEW DATE

03/27/2024

BY

WWA

Total Acres: 1.01

Total Land Value: 45,450

Market: 0

Agricultural: 0

Common: 45,450

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