PT OF GOVT LOT 5
IN OR 711/1886
ESMT IN PT OR 446/494

DAVIS RICHARD L
48109 LUMBERJACK ROAD
HILLIARD, FL 32046

2025

17-4N-25-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 05

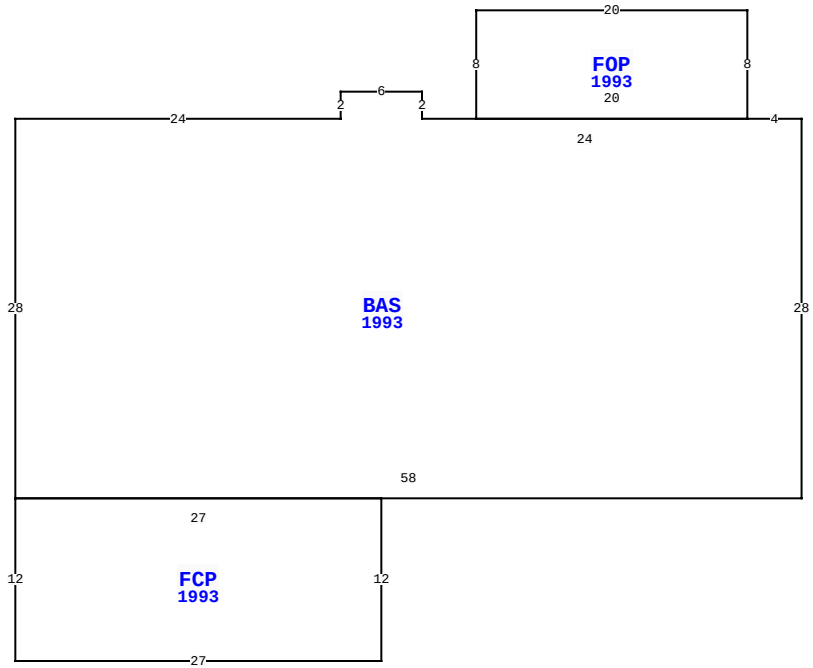
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1993	1,636	148,418
FCP	324	25	1993	81	7,348
FOP	160	30	1993	48	4,355
TOTALS	2,120			1,765	160,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	112.0000	112.00	197,680	1986	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1636 HX Base Yr



48109 LUMBERJACK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,121
TOTAL MARKET OB/XF VALUE		2,553
TOTAL LAND VALUE - MARKET		74,900
TOTAL MARKET VALUE		237,574
SOH/AGL Deduction		123,404
ASSESSED VALUE		114,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,448
TOTAL JUST VALUE		237,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3122	N/A	5,000	12/11/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0711/1886	8/23/1994	QC	Q	I	06	6,000
GRANTOR: DAVIS GLENNIE L						
GRANTEE: DAVIS RICHARD L						
0571/0085	5/26/1989	QC	Q	I	01	100
GRANTOR: DAVIS GLENNIE L						
GRANTEE: DAVID RICHARD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FOP=[YR=1993] N8 W20 S8 E20$ W24 N2 W6 S2 W24 S28 FCP=[YR=1993] S12 E27 N12 W27$ E58 N28$.

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	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1986	1986	3	47	367	
2	0810	CONCRETE A	0	100	14	8	112.00	SF	6.50	6.50	100	1986	1986	3	47	342	
3	0810	CONCRETE A	0	100	16	14	224.00	SF	6.50	6.50	100	1986	1986	3	47	684	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 2,553

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	000100	C	RES	100	0005	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,900							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS