

SMITH BRANDON E & CANDICE M
291169 PIGEON CREEK RD
HILLIARD, FL 32046

18-4N-24-0000-0004-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																				
Exterior Wall		30	VINYL 100		0800	02	2,546	147.8400	125.66	319,930	2009	2014		0		0	28.00	72.00	VALUATION BY																																			
Roof Structure		03	GABLE/HIP 100		2 M/H 94+ - 100% - 2022										Heated Area: 2280										HX Base Yr 2022										STANDARD																			
Roof Cover		12	MODULAR MT 100		76 30 30 76 14 14 76 76 BAS 2009 UOP 2009										Tax Group: 4										Tax Dist:										BUILDING MARKET VALUE										230,350									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE																				32,870																			
Interior Floor		14	CARPET 80												TOTAL LAND VALUE - MARKET																				345,235																			
Interior Floor		08	SHT VINYL 20												TOTAL MARKET VALUE																				364,920																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction																				151,311																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE																				213,609																			
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB										50,722																			
Bathrooms			2.5 100												BASE TAXABLE VALUE																				162,887																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE																				608,455																			
Stories		0	0 100												NCON VALUE																				0																			
Units			0 100		INCOME VALUE																																																	
					PREVIOUS YEAR MKT VALUE																				547,461																													
Quality		05	Quality Level 05																																																			
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	2,280	100	2009	2,280	206,284																																																	
UOP	1,064	25	2009	266	24,067																																																	
TOTALS		3,344			2,546	230,350																																																
EXTRA FEATURES							291169 PIGEON CREEK RD, HILLIARD										BLD DATE				LGL DATE		05/09/2025		MLU																													
							XF DATE				LAND DATE				AG DATE		01/28/2025		KBA																																			
							INC DATE																																															
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																																					
1	0810	CONCRETE A	0	100	29	20	580.00	SF	6.50	6.50	100	1996	1996	3	70	2,639																																						
2	0201	BARN WD 10	0	100	40	40	1,600.00	SF	17.00	17.00	100	2008	2008	3	48	13,056																																						
3	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	100	2009	2009	3	89	347																																						
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220																																						
5	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	35	84																																						
6	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	35	84																																						
7	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2008	2008	3	48	13,440																																						
LAND DESCRIPTION							TOTAL OB/XF										32,870																																					
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	005000	C	AGRICULTURAL	100			OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000																																				
2	009530	C	POND	100			OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500																																				
3	005400	A	TIMBER 1 N S	0			OR	0.00	0.00	13.43	AC		1.00	1.00	1.00	685.00	685.00	9,200																																				
4	009910	M	MARKET VALUE	0			OR	0.00	0.00	17.43	AC		1.00	1.00	1.00	14,500.00	14,500.00	252,735																																				
REVIEW DATE		06/16/2020		BY	TWA		Total Acres: 17.43		Total Land Value: 101,700		Market: 252,735		Agricultural: 9,200		Common: 92,500		PRINTED 07/30/2025 BY SYS																																					