TRACTS 4 & 5
IN OR 1316/235
KINGS FERRY FOREST PB 5/25

SIMPSON HEULAND N & SONJA M
48144 CABBAGE CREEK TRL
HILLIARD, FL 32046

2025

20-4N-25-4210-0004-0000

BUILDING CHARACTERISTICS

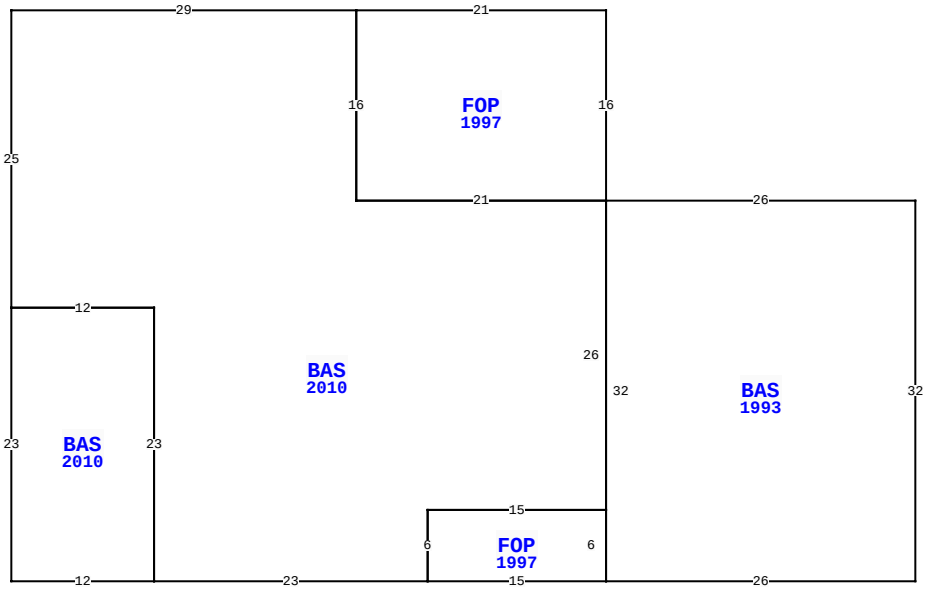
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	832	100	1993	832	66,632
BAS	276	100	2010	276	22,104
BAS	1,698	100	2010	1,698	135,985
FOP	90	30	1997	27	2,163
FOP	336	30	1997	101	8,089
TOTALS	3,232			2,934	234,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,934	90.8040	90.80	266,407	1982	2000	0	0	0	11.80	88.20

1 SINGLE FAM – 100% - 2006 Heated Area: 2806 HX Base Yr 2006



48144 CABBAGE CREEK TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,971
TOTAL MARKET OB/XF VALUE		9,240
TOTAL LAND VALUE - MARKET		136,305
TOTAL MARKET VALUE		380,516
SOH/AGL Deduction		196,122
ASSESSED VALUE		184,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,672
TOTAL JUST VALUE		380,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4463	N/A	45,937	10/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1316/0235	5/09/2005	WD	Q	I		150,000
GRANTOR: THOMPSON VINSON L						
GRANTEE: SIMPSON HEULAND N &						
1130/0613	4/16/2003	QC	Q	I	06	100
GRANTOR: THOMPSON SHIRLEY A						
GRANTEE: THOMPSON VINSON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1997] N16 W21 BAS=[YR=2010] W29 S25 BAS=[YR=2010] S23 E12 N23 W12 $ E12 S23 E23 FOP=[YR=1997] E15 N6 W15 S6 $ N6 E15 N26 W21 N16 $ S16 E21 $ S32 E26 N32 $.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2007	2007	3	44	9,240	

LAND DESCRIPTION

TOTAL OB/XF 9,240

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	0004	OR	0.00	0.00	6.99	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,305							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 6.99 Total Land Value: 136,305 Market: 0 Agricultural: 0 Common: 136,305 PRINTED 07/30/2025 BY SYS