IN OR 707 PG 126
EX R/W IN OR 77/40
EX 4-1

SEELEY KENNETH R & PEGGY L
PO BOX 748
HILLIARD, FL 32046

2025

21-3N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

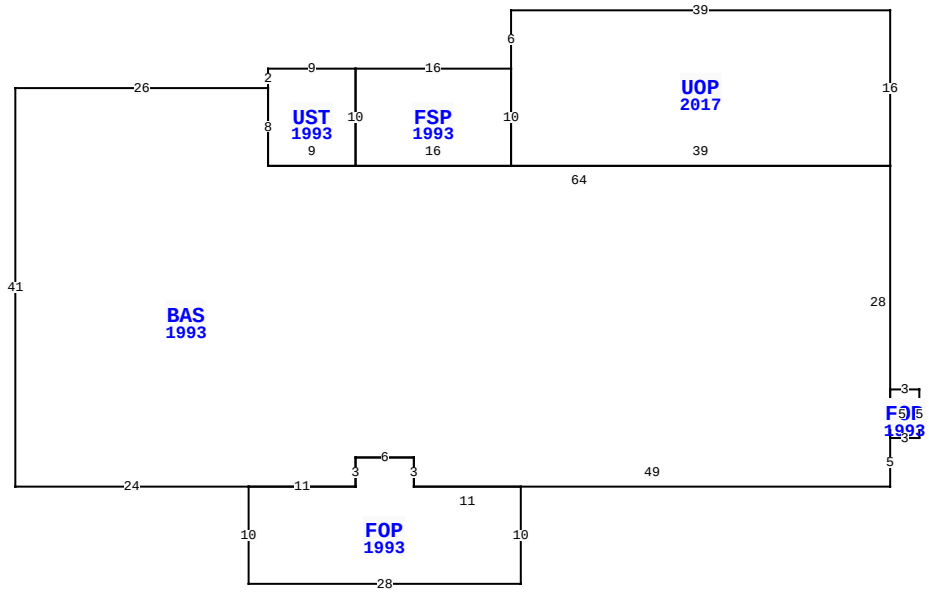
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,160	100	1993	3,160	255,922
FOP	15	30	1993	4	324
FOP	298	30	1993	89	7,208
FSP	160	40	1993	64	5,183
UOP	624	20	2017	125	10,124
UST	90	45	1993	40	3,240
TOTALS	4,347			3,482	282,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,482	88.5960	116.95	407,220	1969	1979	0	0	0	30.75	69.25

1 SNGL FAM – 100% - 1995 Heated Area: 3160 HX Base Yr 1995



371230 HENRY SMITH RD, HILLIARD

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

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	0812	CONCRETE C	0	100	0	0	1,483.00	SF	4.00	4.00	100	1969	1969	3	20	1,186	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
3	0861	POOL GUNIT	0	100	26	15	390.00	SF	85.00	85.00	100	1990	1990	3	20	6,630	
4	0845	KOOL DECK	0	100	0	0	290.00	SF	7.25	7.25	100	1990	1990	3	57	1,198	
5	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2005	2005	3	36	4,536	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,000
TOTAL MARKET OB/XF VALUE		13,936
TOTAL LAND VALUE - MARKET		137,700
TOTAL MARKET VALUE		433,636
SOH/AGL Deduction		258,761
ASSESSED VALUE		174,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,153
TOTAL JUST VALUE		433,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941095	SWIM POOL	13,900	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0707/0126	6/15/1994	WD	Q	I		85,000
GRANTOR: SMITH EUNICE S						
GRANTEE: SEELEY KENNETH & PE						
0081/0167	1/01/1968	TA	U	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W39 S6 FSP=[YR=1993] W16 UST=[YR=1993] W9 S2 BAS=[YR=1993] W26 S41 E24 FOP=[YR=1993] S10 E28 N10 W11 N3 W6 S3 W11$ E11 N3 E6 S3 E49 N5 FOP=[YR=1993] E3 N5 W3 S5$ N28 W64 N8$ S8 E9 N10$ S10 E16 N10$ S10 E39 N16$.

LAND DESCRIPTION

TOTAL OB/XF 13,936

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	0006	OR	0.00	0.00	4.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	137,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.59 Total Land Value: 137,700 Market: 0 Agricultural: 0 Common: 137,700 PRINTED 07/30/2025 BY SYS