LOT 52 IN OR 2084/1210
(EX PT IN OR 577/222)
CORNWALL SURVEY SEC 21-3N-24E

HINSON JOSHUA & TIFFANY
3692 MONITOR TRAIL
HILLIARD, FL 32046

2025

21-3N-24-2020-0052-0000

BUILDING CHARACTERISTICS

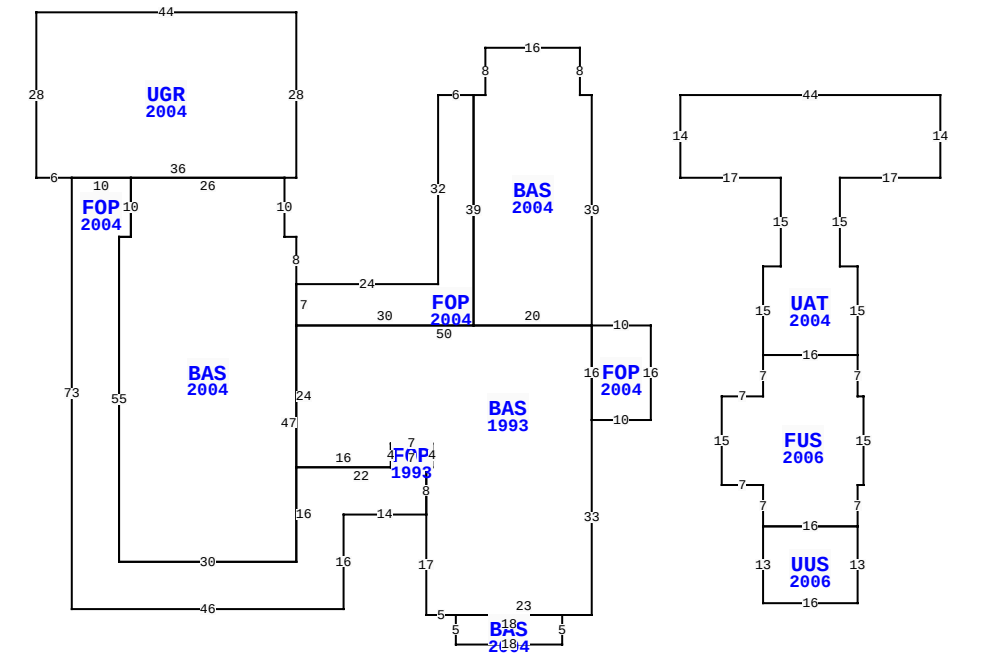
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	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	1,872	100	1993	1,872	258,717
BAS	90	100	2004	90	12,438
BAS	908	100	2004	908	125,489
BAS	1,910	100	2004	1,910	263,968
FOP	28	30	1993	8	1,106
FOP	160	30	2004	48	6,633
FOP	402	30	2004	121	16,722
FOP	1,148	30	2004	344	47,542
FUS	584	100	2006	584	80,711
UAT	1,006	10	2004	101	13,959
TOTALS	9,548			6,644	918,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	6,644	105.0700	166.01	1,102,970	1986	1986	0	0	0	16.75	83.25

1 SFR CUST – 100% - 2016 Heated Area: 5364 HX Base Yr 2016



** This building has 12 Sub-Areas

3692 MONITOR TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		918,223
TOTAL MARKET OB/XF VALUE		45,453
TOTAL LAND VALUE - MARKET		190,250
TOTAL MARKET VALUE		1,058,421
SOH/AGL Deduction		670,710
ASSESSED VALUE		387,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,989
TOTAL JUST VALUE		1,153,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,079,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000028	REPAIR/RRF	68,000	01/03/2023
19007097	SWIM POOL	28,000	07/02/2019
P036986	NEW CONSTR	0	08/01/2003
R035113	GARAGE	9,000	01/05/2003
7779	MH MOVE-ON	7,000	04/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1210	10/18/2016	WD	U	I	11	100
GRANTOR: HINSON JOSHUA						
GRANTEE: HINSON JOSHUA & TIF						
1960/0073	1/26/2015	SW	U	I	12	226,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HINSON JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 N8 W16 S8 W2 FOP=[YR=2004] W6 S32 W24
BAS=[YR=2004] N8 W2 N10 UGR=[YR=2004] E2 N28 W44 S28 E6
FOP=[YR=2004] S73 E46 N16 E14BAS=[YR=1993] S17 E5
BAS=[YR=2004] S5 E18 N5 W18 $ E23 N33 FOP=[YR=2004] E10 N16
W10 S16 $ N16 W50 S24 E16 FOP=[YR=1993] E7 N4 W7 S4 $ N4 E7
S4 W1 S8 $ N8 W22 S16 W30 N55 E2 N10 W10 $ E36$ W26 S10 W2
S55 E30 N47 $ S7 E30 N39 $ S39 E20 N39 $ PTR= E15
UAT=[YR=2004] E44 S14 W17 S15 E3 S15 FUS=[YR=2006] S7 E1 S15
W1 S7 UUS=[YR=2006] S13 W16 N13 E16$ W16 N7 W7 N15 E7 N7 E16$
W16 N15 E3 N15 W17 N14$ W15$.

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	0861	POOL GUNIT	0	100	0	0	454.00	SF	85.00	85.00	100	2019	2019	3	87	33,573	
2	0855	CONC PAVER	0	100	0	0	989.00	SF	6.50	6.50	100	2019	2019	3	97	6,236	
3	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2019	2019	3	94	1,624	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
5	0812	CONCRETE C	0	100	45	24	1,080.00	SF	4.00	4.00	100	2002	2002	3	80	3,456	

LAND DESCRIPTION

TOTAL OB/XF 45,453

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.95	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,750							
2	009530	C	POND	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
3	005901	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	005501	A	TIMBER 2 P S	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	515.00	515.00	1,545							
5	009910	M	MARKET VALUE	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 8.95 Total Land Value: 94,745 Market: 97,500 Agricultural: 1,995 Common: 92,750 PRINTED 07/30/2025 BY SYS