

IN OR 1977/469
PARCELS 4-8 4-13 & 2-5
ESMT OR 472/219

DUBE MICHAEL B SR & VICKIE J/
20518 GORDON HILL LN S
HILLIARD, FL 32046

2025

22-2N-23-0000-0004-0080



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	PAGE 1 of 1 6											
Exterior Wall	12	CEDAR 100	0100	01	2,024	133.7749	133.77	270,750	1986	1986	0	0	0	19.00	81.00	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016										Heated Area: 1760				HX Base Yr 2016										
Roof Cover	01	MINIMUM 100	8 55 8 32 55 32 8 55 8																								
Interior Wall	06	CUST PANEL 70																									
Interior Wall	05	DRYWALL 30																									
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	06	DIST 1D 100																									
Occupancy	00	NONE 100																									
Quality	06	Quality Level 06																									
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	1,760	100	1993	1,760	190,702																						
FOP	440	30	1993	132	14,303																						
FOP	440	30	1993	132	14,303																						
TOTALS	2,640			2,024	219,308																						
EXTRA FEATURES						20518 S GORDEN HILL LN, HILLIARD										BLD DATE				LGL DATE				05/21/2025		MLU	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160											
2	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	35.00	35.00	100	1998	1998	3	25	9,100											
3	1242	WD DECK A	0	100	13	4	52.00	SF	10.00	10.00	100	1998	1998	3	20	104											
4	0812	CONCRETE C	0	100	0	0	1,312.00	SF	4.00	4.00	100	1998	1998	3	73	3,831											
5	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2016	2016	3	78	9,828											