

PT OF THE E1/2 OF E1/2 OF
SW1/4 OF SE1/4 OF
SEC 22-2N-23E IN OR 2536/384

LATIMER-PYLES SAMANTHA LOUISE
27070 POND DRIVE
HILLIARD, FL 32046

2025

22-2N-23-0000-0004-0090



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																	
																		VALUATION BY STANDARD																	
																		Tax Group: 6						Tax Dist:											
																		BUILDING MARKET VALUE												0					
																		TOTAL MARKET OB/XF VALUE												20,649					
																		TOTAL LAND VALUE - MARKET												154,850					
																		TOTAL MARKET VALUE												139,457					
																		SOH/AGL Deduction												7,579					
																		ASSESSED VALUE												131,878					
																		TOTAL EXEMPTION VALUE												0					
																		BASE TAXABLE VALUE												131,878					
TOTAL JUST VALUE												174,699																							
NCON VALUE												0																							
INCOME VALUE																																			
PREVIOUS YEAR MKT VALUE												143,309																							
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																														
TOTALS																																			
EXTRA FEATURES						21613 CR 121, HILLIARD																													
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	0510	GARAGE WD-	0 0	0 0	869.00	SF	17.50	17.50	100	2000	2000	3	27	4,106																					
2	0681	POLE SHED	0 0	13 11	143.00	SF	11.25	11.25	100	2000	2000	3	27	434																					
3	0681	POLE SHED	0 0	11 10	110.00	SF	11.25	11.25	100	2000	2000	3	27	334																					
4	0510	GARAGE WD-	0 0	28 20	560.00	SF	26.25	26.25	100	1975	1975	3	20	2,940																					
5	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																					
6	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																					
7	0462	ST/AL FNC	0 0	24 4	96.00	SF	10.00	10.00	100	2019	2019	3	87	835																					
LAND DESCRIPTION						TOTAL OB/XF 20,649																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR			3.95	AC		1.00	1.00	1.00	30,000.00	30,000.00	118,500																		
2	005600	A	TIMBER 3 N S	0		OR			0.79	AC		1.00	1.00	1.00	390.00	390.00	308																		
3	009910	M	MARKET VALUE	0		OR			0.79	AC		1.00	1.00	1.00	45,000.00	45,000.00	35,550																		
REVIEW DATE 12/05/2023 BY WWA Total Acres: 4.74 Total Land Value: 118,808 Market: 35,550 Agricultural: 308 Common: 118,500 PRINTED 07/30/2025 BY SYS																																			