

PT OF NE1/4 OF SW1/4 &
PT OF NW1/4 OF SE1/4 OF
SEC 22-2N-23E

HENRIKSEN KRISTINE/
20472 GORDEN HILL LN S
HILLIARD, FL 32046

2025

22-2N-23-0000-0004-0150



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	30	VINYL 90	0900	01	2,150	105.0168	138.62	298,033	2000	2005	0	0	0	9.75	90.25	VALUATION BY STANDARD																	
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2020														Heated Area: 1770 HX Base Yr 2020																
Roof Structur	03	GABLE/HIP 100															Tax Group: 6 Tax Dist:																
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 268,975																
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 27,989																
Interior Floo	08	SHT VINYL 50															TOTAL LAND VALUE - MARKET 151,156																
Interior Floo	11	CLAY TILE 50															TOTAL MARKET VALUE 448,120																
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 184,929																
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 263,191																
Bedrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,722																
Bathrooms	2	100															BASE TAXABLE VALUE 212,469																
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 448,120																
Stories	1.	1. 100	NCON VALUE 0																														
Units	0	100	INCOME VALUE																														
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 432,063																														
Quality			02	Quality Level 02																													
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	1,770	100	2000	1,770	221,435																												
FGR	530	55	2000	292	36,530																												
FOP	119	30	2000	36	4,503																												
FOP	174	30	2000	52	6,505																												
TOTALS			2,593		2,150	268,975																											
EXTRA FEATURES						20472 GORDEN HILL LN, 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	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	100	2000	2000	3	77	3,315																	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905																	
3	0681	POLE SHED	0	100	0	0	660.00	SF	15.00	15.00	100	2016	2016	3	78	7,722																	
4	0940	SHEDS/PORT	0	100	12	11	132.00	SF	30.00	30.00	100	2016	2016	3	70	2,772																	
5	0681	POLE SHED	0	100	32	22	704.00	SF	15.00	15.00	100	2019	2019	3	87	9,187																	
6	0300	BOAT DCK W	0	100	0	0	120.00	SF	20.00	20.00	100	2019	2019	3	87	2,088																	
TOTAL OB/XF 27,989																																	
LAND DESCRIPTION																																	
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	000100	C	RES	100	0007	OR	0.00	0.00	12.19	AC		1.00	1.00	0.80	15,500.00	12,400.00	151,156																
REVIEW DATE 06/01/2021 BY TWJH Total Acres: 12.19 Total Land Value: 151,156 Market: 0 Agricultural: 0 Common: 151,156 PRINTED 07/30/2025 BY SYS																																	