



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA		09	
NEIGHBORHOOD/LOC	9003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	2023	1,762	253,225
FCP	336	25	2023	84	12,072
FOP	240	30	2023	72	10,348
FOP	506	30	2023	152	21,845
FUS	785	100	2023	785	112,817
STR	44	10	2023	4	575
TOTALS	3,673			2,859	410,881

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,859	108.9648	143.83	411,210	2023	2023	0	0	0.08	99.92
1 SNGL FAM - 100% - 2024											
Heated Area: 2547											
HX Base Yr 2024											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		427,561	
TOTAL MARKET OB/XF VALUE		14,646	
TOTAL LAND VALUE - MARKET		308,500	
TOTAL MARKET VALUE		502,622	
SOH/AGL Deduction		19,641	
ASSESSED VALUE		482,981	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		432,259	
TOTAL JUST VALUE		750,707	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		708,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011992	GARAGE	46,216	09/19/2023
230005271	CO ISSUED		04/24/2023
22007103	NEW CONSTR	423,509	05/06/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
2340/0528	2/17/2020	SW	Q	V	01
150,000					
GRANTOR: ROWE DOTTIE					
GRANTEE: GREEN RONALD L JR &					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100
2	0811	CONCRETE B	0	100	0	0	1,855.00	SF	5.20	5.20	100

25017 CANDLEWOOD DR, HILLIARD			
BLD DATE		LGL DATE	05/21/2025
XF DATE		LAND DATE	10/29/2024
INC DATE		AG DATE	
MLU KBA			

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=100,-20] W21 S7 W20 N7 W15 S12 W3 S16 E3 S4 E6 S6 E14 N1 E8 S1 E14 N13 E6 N6 E8 N19 \$											
FUS=[YR=2023;ORIG=38,-8] W23 S7 W9 S2 W4 S17 E14 N1 E8 S1 E14 N12 W11 N4 E11 N10 \$											
FOP=[YR=2023;ORIG=44,12] S14 E48 N21 W6 S13 W14 N1 W8 S1 W14 N6 W6 \$											
FCP=[YR=2023;ORIG=103,-34] W24 S9 S5 E21 E3 N14 \$											
FOP=[YR=2023;ORIG=79,-25] W20 S5 S7 E20 N7 N5 \$											
STR=[YR=2023;ORIG=38,2] W11 S4 E11 N4 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR			1.00	AC	1.00
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	9.00	AC	1.00
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.00	AC	1.00
4	009530	C	POND	100		OR	0.00	0.00	1.00	AC	1.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC	1.00

[illegible]