PT OF SE1/4 OF SE1/4
PT OR 128/163
EX 13-8

PASSANTINO CAROL
P O BOX 811
CALLAHAN, FL 32011-0811

2025

23-2N-23-0000-0013-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

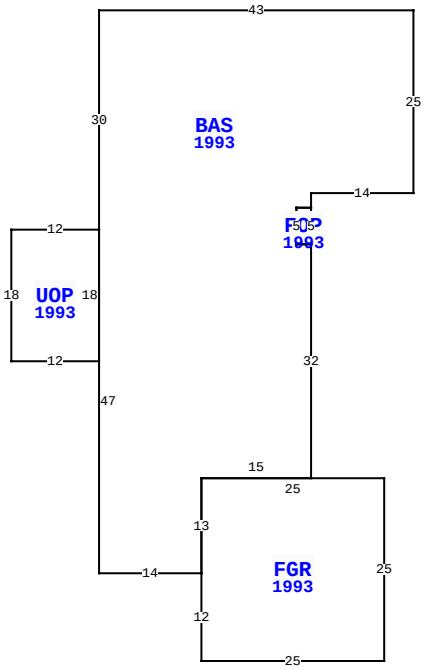
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	1993	2,378	242,916
FGR	625	55	1993	344	35,140
FOP	10	30	1993	3	306
UOP	216	20	1993	43	4,392
TOTALS	3,229			2,768	282,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,768	100.5696	132.75	367,452	1973	1993	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 0 Heated Area: 2378 HX Base Yr



23346 FERNWOOD DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		282,754
TOTAL MARKET OB/XF VALUE		6,142
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		381,296
SOH/AGL Deduction		234,065
ASSESSED VALUE		147,231
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		91,509
TOTAL JUST VALUE		381,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S30 UOP=[YR=1993] W12 S18 E12 N18$ S47 E14 FGR=[YR=1993] S12 E25 N25 W25 S13$ N13 E15 N32 FOP=[YR=1993] N5 W2 S5 E2$ W2 N5 E2 N2E14 N25$.

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	0511	GARAGE CB-	0	100	21	15	315.00	SF	40.00	40.00	100	1976	1976	3	26	3,276	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	31.6	632	
3	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20	5.20	100	1973	1973	3	23	791	
4	0811	CONCRETE B	0	100	30	16	480.00	SF	4.42	4.42	100	1995	1995	3	68	1,443	

LAND DESCRIPTION

TOTAL OB/XF 6,142

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	000100	C	RES	100	0005	OR	0.00	0.00	2.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,400							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 2.64 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS