PT OF S1/2 OF NW1/4
IN OR 2129/279
EX 12-13

TODD JOHN A
18116 AKRON TRL
HILLIARD, FL 32046

2025

23-4N-23-0000-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

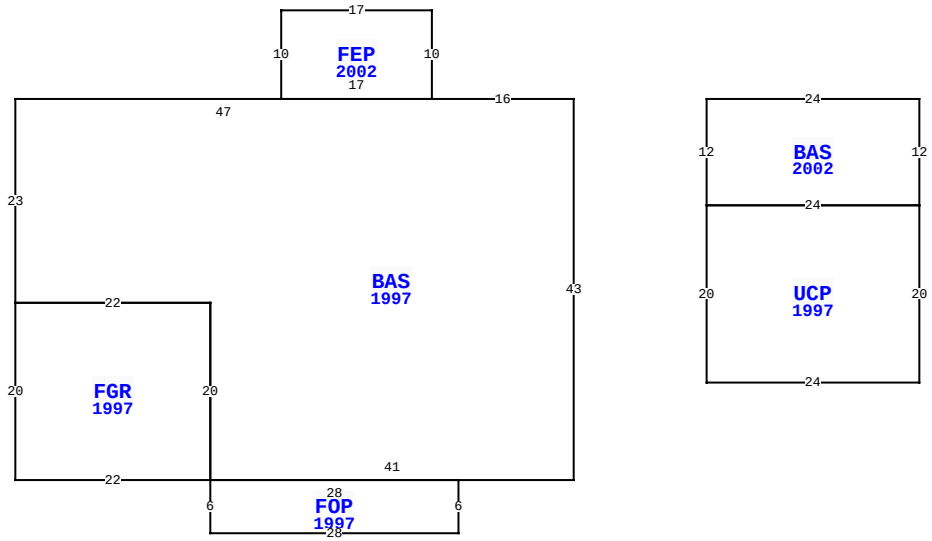
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	1997	2,269	235,861
BAS	288	100	2002	288	29,937
FEP	170	80	2002	136	14,137
FGR	440	55	1997	242	25,156
FOP	168	30	1997	50	5,198
UCP	480	20	1997	96	9,979
TOTALS	3,815			3,081	320,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,081	94.3092	124.49	383,554	1997	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2018 Heated Area: 2557 HX Base Yr 2018



18116 AKRON TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,268
TOTAL MARKET OB/XF VALUE		5,801
TOTAL LAND VALUE - MARKET		123,000
TOTAL MARKET VALUE		449,069
SOH/AGL Deduction		177,376
ASSESSED VALUE		271,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,971
TOTAL JUST VALUE		449,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034204	MH MOVE-ON	0	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0279	6/09/2017	WD	Q	I	01	240,000
GRANTOR: NEIDERHISER SONJA FER						
GRANTEE: TODD JOHN A						
1570/0423	6/06/2008	QC	Q	I	06	100
GRANTOR: NEIDERHISER DANIEL RA						
GRANTEE: NEIDERHISER SONJA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FEP=[YR=2002] N10 W17 S10 E17 $ W47 S23
FGR=[YR=1997] S20 E22 FOP=[YR=1997] S6 E28 N6 W28 $ N20 W22
$ E22 S20 E41 N43 $ PTR= E15 BAS=[YR=2002] E24 S12
UCP=[YR=1997] S20 W24 N20 E24 $ W24 N12 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20	5.20	100	1997	1997	3	72	3,036	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 5,801

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,000							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 4.10 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 07/30/2025 BY SYS