

SE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1442/1124
(EX PT IN OR 1525/1774,

THOMAS JAMES BARNEY & BRENDA H
5180 TATER PIE LANE
HILLIARD, FL 32046

2025

24-2N-23-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,982	100
FGR	552	55
FOP	24	30
UOP	84	20
USP	348	30
TOTALS	2,990	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,414	106.7220	106.72	257,622	1977	1977	0	0	0	19.00	81.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 1982													
HX Base Yr													
5180 TATER PIE LN, HILLIARD													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/21/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1977	1977	3
2	0940	SHEDS/PORT	0	100	0	0		144.00	SF 30.00	100	1980	1980	3
3	0811	CONCRETE B	0	100	0	0		685.00	SF 5.20	100	1980	1980	3
4	0825	BRICK	0	100	0	0		432.00	SF 12.50	100	1980	1980	3

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
1	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00
2	000100	C	RES	100	0007	OR	0.00	0.00	0.96	AC		1.00	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						208,674						
TOTAL MARKET OB/XF VALUE						7,151						
TOTAL LAND VALUE - MARKET						88,200						
TOTAL MARKET VALUE						304,025						
SOH/AGL Deduction						159,051						
ASSESSED VALUE						144,974						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						94,252						
TOTAL JUST VALUE						304,025						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						265,054						