PT OF LOT 49
ESMT IN OR 487/1279
CORNWALL SURVEY

MILLER THOMAS & CALLY
PO BOX 473
HILLIARD, FL 32046

**2025**

**25-4N-23-2020-0049-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 06 | Quality Level 06 |

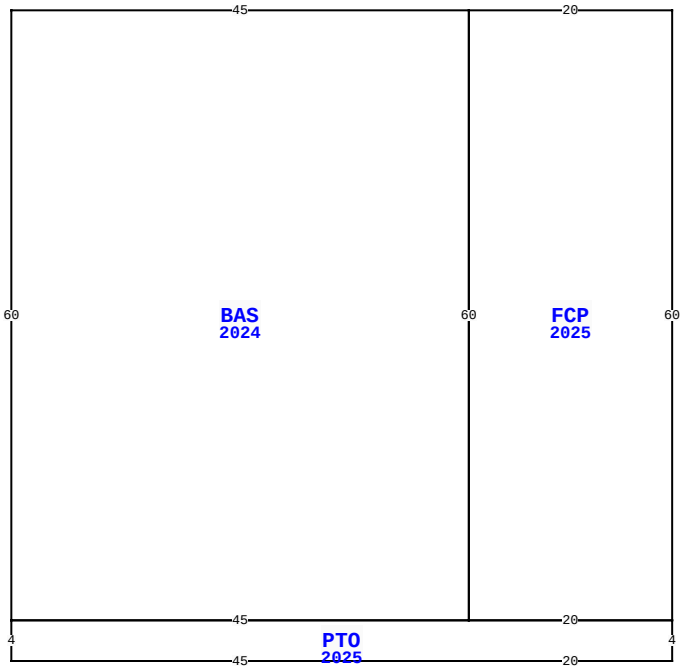
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,700 | 100 | 2024 | 2,700 | 52,311 |
| FCP | 1,200 | 25 | 2025 | 300 | 5,812 |
| PTO | 260 | 5 | 2025 | 13 | 251 |
| TOTALS | 4,160 | | | 3,013 | 58,374 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 3,013 | 52.9000 | 19.57 | 58,964 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 GARAGE RES – 0% - 2025 Heated Area: 2700 HX Base Yr




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

S ANDREWS CUT OFF, HILLIARD

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 58,374 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 67,500 |
| TOTAL MARKET VALUE | 125,874 |
| SOH/AGL Deduction | 5,415 |
| ASSESSED VALUE | 120,459 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 120,459 |
| TOTAL JUST VALUE | 125,874 |
| NCON VALUE | 58,374 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 58,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240008635 | 45X60 W/ 20X60 LE | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2627/1017 | 3/27/2023 | WD | Q | V | 01 | 60,000 |
| GRANTOR: BROCK CHADWICK & ELIS | | | | | | |
| GRANTEE: MILLER THOMAS & CAL | | | | | | |
| 2566/1831 | 5/23/2022 | WD | Q | V | 05 | 80,000 |
| GRANTOR: GEIGER DONIE W L/E | | | | | | |
| GRANTEE: BROCK CHADWICK & EL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=35,0] E45 S60 W45 N60 $
FCP=[YR=2025;ORIG=80,0] E20 S60 W20 N60 $
PTO=[YR=2025;ORIG=35,60] E45 E20 S4 W20 W45 N4 $
.

## 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 | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0 | 0007 | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 0.75 | 30,000.00 | 22,500.00 | 67,500 | | | | | | | |

REVIEW DATE 12/10/2024 BY WW Total Acres: 3.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS