

**GREEN ROBERT B & ROBIN L**  
4142 CHARLES GREEN RD  
HILLIARD, FL 32046-1326

**26-2N-23-0000-0005-0070**

BUILDING CHARACTERISTICS

| ELEMENT             | CD               | CONSTRUCTION                     |      |              |                      |
|---------------------|------------------|----------------------------------|------|--------------|----------------------|
| Exterior Wall       | 05               | AVERAGE 90                       |      |              |                      |
| Exterior Wall       | 20               | FACE BRICK 10                    |      |              |                      |
| Roof Structur       | 08               | IRREGULAR 100                    |      |              |                      |
| Roof Cover          | 03               | COMP SHNGL 100                   |      |              |                      |
| Interior Wall       | 05               | DRYWALL 100                      |      |              |                      |
| Interior Floo       | 12               | HARDWOOD 80                      |      |              |                      |
| Interior Floo       | 11               | CLAY TILE 20                     |      |              |                      |
| Air Condition       | 03               | CENTRAL 100                      |      |              |                      |
| Heating Type        | 04               | AIR DUCTED 100                   |      |              |                      |
| Bedrooms            |                  | 3 100                            |      |              |                      |
| Bathrooms           |                  | 2 100                            |      |              |                      |
| Frame Stories Units | 02               | WOOD FRAME 100<br>0 100<br>0 100 |      |              |                      |
| Occupancy           | 00               | NONE 100                         |      |              |                      |
| Quality             | 02               | Quality Level 02                 |      |              |                      |
| DOR CODE            | 5600             | TIMBERLAND 70-79                 |      |              |                      |
| 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                 | 2,150            | 100                              | 2012 | 2,150        | 266,995              |
| FGR                 | 598              | 55                               | 2012 | 329          | 40,856               |
| FOP                 | 208              | 30                               | 2012 | 62           | 7,700                |
| FOP                 | 280              | 30                               | 2012 | 84           | 10,432               |
| FUS                 | 338              | 100                              | 2012 | 338          | 41,974               |
| TOTALS              | 3,574            |                                  |      | 2,963        | 367,957              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |  |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |  |
| 0900               | 01  | 2,963     | 99.9267     | 131.90         | 390,820        | 2012 | 2012 | 0    | 0    | 0 | 5.85 | 94.15  |  |  |

2 SNGL FAM - 100% - 2013

Heated Area: 2488

HX Base Yr 2013

NASSAU COUNTY PROPERTY

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| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 6              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 367,957      |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 3,435        |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 255,600      |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 420,755      |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 239,360      |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 181,395      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 50,722 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 130,673      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 626,992      |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 589,053      |  |  |  |  |

|            |              |        |            |
|------------|--------------|--------|------------|
| PERMIT NUM | DESCRIPTION  | AMT    | ISSUED     |
| 230010128  | NEW SHINGLES | 22,400 | 08/08/2023 |
| B0719996   | CO ISSUED    | 0      | 09/10/2012 |
| M15382     | H/AC         | 0      | 06/01/2010 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1819/0140                      | 1/14/2012 | QC        | U   | V   | 11     | 100        |
| GRANTOR: GREEN ROBERT B        |           |           |     |     |        |            |
| GRANTEE: GREEN ROBERT B & RO   |           |           |     |     |        |            |
| 0884/0617                      | 5/24/1999 | QC        | Q   | I   | 01     | 100        |
| GRANTOR: GREEN ROBERT B & VICK |           |           |     |     |        |            |
| GRANTEE: GREEN ROBERT B        |           |           |     |     |        |            |

| BUILDING NOTES                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W15 FOP=[YR=2012] W13 S16 E13 N16\$ S16 W13 N8 W23 S3 FGR=[YR=2012] W26 S23 E26 N23\$ S23 E1FOP=[YR=2012] S20 E27 N7 W20 N13 W7\$ E7 S13 E20 S12 E14 N3 E9 N56\$ PTR= E20 FUS=[YR=2012] E26 S13 W26 N13\$ W20\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |           |        |         | TOTAL OB/XF |                |            |                             |      |         |      |     |    |        | 3,435 |  |  |  |  |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|-------|--|--|--|--|--|--|--|--|--|
| 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                | 005000   | C   | AGRICULTURAL         | 100 | 0007 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00      | 1.00   | 1.00    | 45,000.00   | 45,000.00      | 45,000     |                             |      |         |      |     |    |        |       |  |  |  |  |  |  |  |  |  |
| 2                | 005600   | A   | TIMBER 3 N S         | 0   |      | OR       | 0.00  | 0.00  | 5.37        | AC        |     | 1.00      | 1.00   | 1.00    | 390.00      | 390.00         | 2,094      |                             |      |         |      |     |    |        |       |  |  |  |  |  |  |  |  |  |
| 3                | 005010   | A   | SERVICE ACRE         | 0   |      | OR       | 0.00  | 0.00  | 2.00        | AC        |     | 1.00      | 1.00   | 1.00    | 500.00      | 500.00         | 1,000      |                             |      |         |      |     |    |        |       |  |  |  |  |  |  |  |  |  |
| 4                | 006005   | A   | PASTURE - GR         | 0   |      | OR       | 0.00  | 0.00  | 3.43        | AC        |     | 1.00      | 1.00   | 1.00    | 370.00      | 370.00         | 1,269      |                             |      |         |      |     |    |        |       |  |  |  |  |  |  |  |  |  |
| 5                | 009910   | M   | MARKET VALUE         | 0   |      | OR       | 0.00  | 0.00  | 10.80       | AC        |     | 1.00      | 1.00   | 1.00    | 19,500.00   | 19,500.00      | 210,600    |                             |      |         |      |     |    |        |       |  |  |  |  |  |  |  |  |  |

|             |            |    |     |                    |                          |                 |                     |                |                           |
|-------------|------------|----|-----|--------------------|--------------------------|-----------------|---------------------|----------------|---------------------------|
| REVIEW DATE | 05/17/2024 | BY | WWA | Total Acres: 11.80 | Total Land Value: 49,363 | Market: 210,600 | Agricultural: 4,363 | Common: 45,000 | PRINTED 07/30/2025 BY SYS |
|-------------|------------|----|-----|--------------------|--------------------------|-----------------|---------------------|----------------|---------------------------|