PT OF W1/2 OF SW1/4 OF SW1/4
IN OR 1373/983

TAYLOR STEVEN JAMES & JOHNNA RENEE LLOYD
31825 KNIGHT RD
HILLIARD, FL 32046

2025

28-4N-23-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

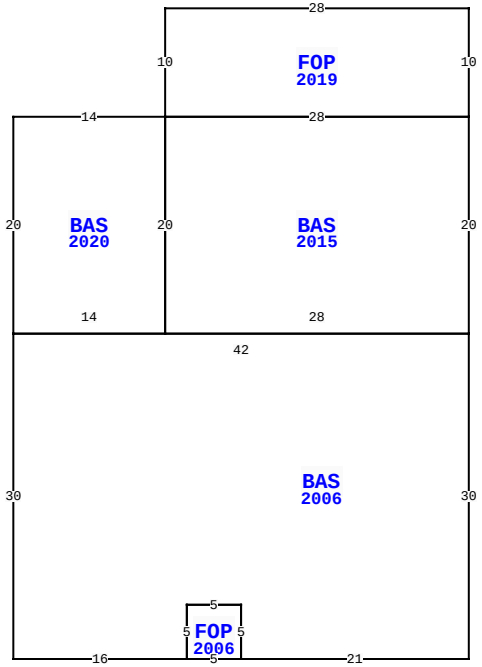
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	1,235	100	2006	1,235	155,251
BAS	560	100	2015	560	70,397
BAS	280	100	2020	280	35,198
FOP	25	30	2006	8	1,006
FOP	280	30	2019	84	10,560
TOTALS	2,380			2,167	272,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	99.4896	131.33	284,592	2006	2015	0	0	0	4.28	95.72

1 SNGL FAM – 100% - 2007 Heated Area: 2075 HX Base Yr 2007



31825 KNIGHT RD, 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		272,411
TOTAL MARKET OB/XF VALUE		51,682
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		369,093
SOH/AGL Deduction		157,706
ASSESSED VALUE		211,387
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,665
TOTAL JUST VALUE		369,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000067	PRIVATE PROVIDER	26,000	01/03/2025
B1631805	SWIM POOL	37,000	03/01/2016
WE00460	OTHER	0	07/01/2006
C17392	CO ISSUED	81,760	03/01/2006
B17392	NEW CONSTR	81,760	03/01/2006
E16980	ELEC OTHER	2,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/897	7/03/2024	QC	U	I	11	100
GRANTOR: TAYLOR-LLOYD JOHNNA R						
GRANTEE: TAYLOR STEVEN JAMES						
1373/0983	12/13/2005	QC	Q	V	01	100
GRANTOR: LLOYD JOHN WAYNE & JO						
GRANTEE: LLOYD JOHNNA R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W28 S10 BAS=[YR=2020] W14 S20 BAS=[YR=2006] S30 E16 FOP=[YR=2006] E5 N5 W5 S5$ N5 E5 S5 E21 N30 BAS=[YR=2015] N20 W28 S20 E28$ W42$ E14 N20$ E28 N10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	100	2015	2015	3	95	4,644	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2014	2014	3	60	2,592	
4	0861	POOL GUNIT	0	100	26	16	416.00	SF	85.00	85.00	100	2016	2016	3	78	27,581	
5	0855	CONC PAVER	0	100	0	0	816.00	SF	10.00	10.00	100	2016	2016	3	95	7,752	
6	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2019	2019	3	97	7,333	

LAND DESCRIPTION

TOTAL OB/XF 51,682

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	45,000.00	45,000.00	45,000							

REVIEW DATE 06/25/2025 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS