PT SW1/4 IN OR 2520/303
ESMT OR 500/184, OR 2550-10

MASON RYAN VANCE & BRITTANY E
31500 MAGIC HOLLOW RD
HILLIARD, FL 32046

2025

28-4N-23-0000-0004-0070

BUILDING CHARACTERISTICS

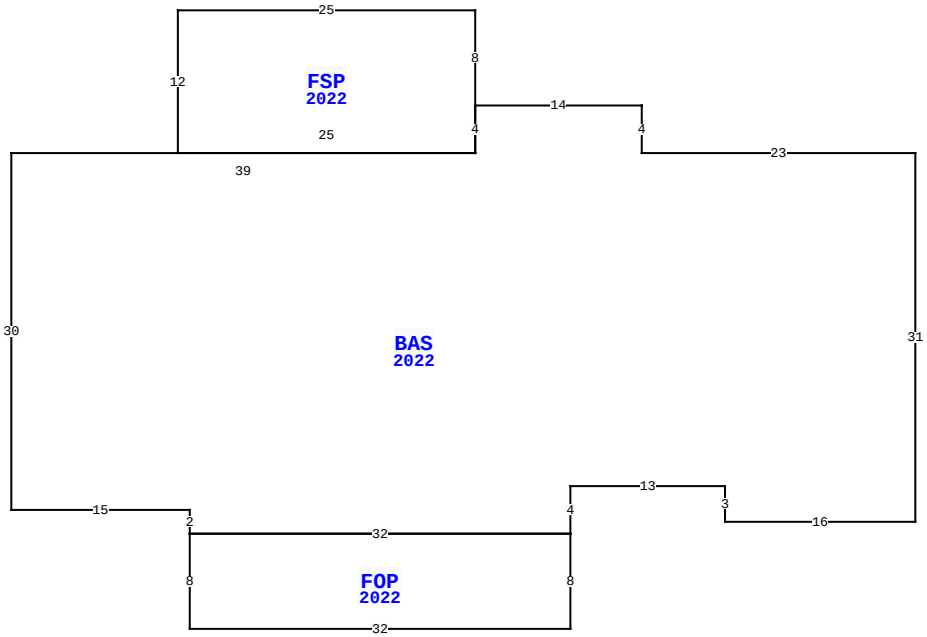
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,390	100	2022	2,390	356,370
FOP	256	30	2022	77	11,481
FSP	300	40	2022	120	17,893
TOTALS	2,946			2,587	385,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,587	95.0400	150.16	388,464	2022	2022	0	0	0	0.70	99.30

1 SFR CUST – 100% - 2024 Heated Area: 2390 HX Base Yr 2024



31500 MAGIC HOLLOW RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		385,745
TOTAL MARKET OB/XF VALUE		2,574
TOTAL LAND VALUE - MARKET		79,800
TOTAL MARKET VALUE		468,119
SOH/AGL Deduction		16,131
ASSESSED VALUE		451,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		401,266
TOTAL JUST VALUE		468,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014311	CO ISSUED	0	09/20/2022
22000780	NEW CONSTR	362,788	01/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0303	12/09/2021	WD	U	V	30	100

GRANTOR: MASON STEVEN V & RHON

GRANTEE: MASON RYAN VANCE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23 N4 W14 FSP=[YR=2022] N8 W25 S12 E25 N4$ S4 W39 S30 E15 S2 FOP=[YR=2022] S8 E32 N8 W32$ E32 N4 E13 S3 E16 N31$.

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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2022	2022	3	99	2,574	

LAND DESCRIPTION

TOTAL OB/XF 2,574

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		OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,800							

REVIEW DATE 10/07/2022 BY WW Total Acres: 2.28 Total Land Value: 79,800 Market: 0 Agricultural: 0 Common: 79,800 PRINTED 07/30/2025 BY SYS