PT OF E1/2 OF SW1/4 OF SW1/4
IN PT OR 844 PG 1577

BEVILLE RICHARD E & BARBARA A
31649 KNIGHT ROAD
HILLIARD, FL 32046

2025

28-4N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

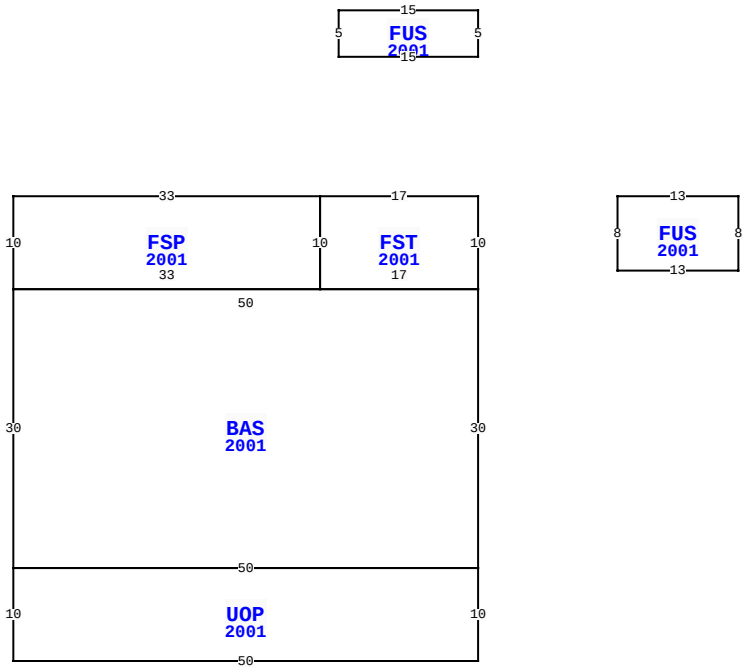
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2001	1,500	144,923
FSP	330	40	2001	132	12,753
FST	170	55	2001	94	9,082
FUS	75	100	2001	75	7,246
FUS	104	100	2001	104	10,048
UOP	500	20	2001	100	9,662
TOTALS	2,679			2,005	193,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	109.1720	109.17	218,886	2001	2001	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2002 Heated Area: 1679 HX Base Yr 2002



31649 KNIGHT RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,714
TOTAL MARKET OB/XF VALUE		21,747
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		285,461
SOH/AGL Deduction		141,291
ASSESSED VALUE		144,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,448
TOTAL JUST VALUE		285,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429516	GARAGE	37,066	10/01/2014
P014639	NEW CONSTR	0	04/01/2001
B0107962	NEW CONSTR	120,000	02/01/2001
E017762	NEW CONSTR	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2001] W17 FSP=[YR=2001] W33 S10 BAS=[YR=2001] S30 UOP=[YR=2001] S10 E50 N10 W50 $ E50 N30 W50 $ E33 N10 $ S10 E17 N10 $ PTR= E15 FUS=[YR=2001] E13 S8 W13 N8 $ W15 $ PTR= N15 FUS=[YR=2001] N5 W15 S5 E15 $ S15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2014	2014	3	60	4,493	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2014	2014	3	71	14,314	

LAND DESCRIPTION

TOTAL OB/XF 21,747

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS