



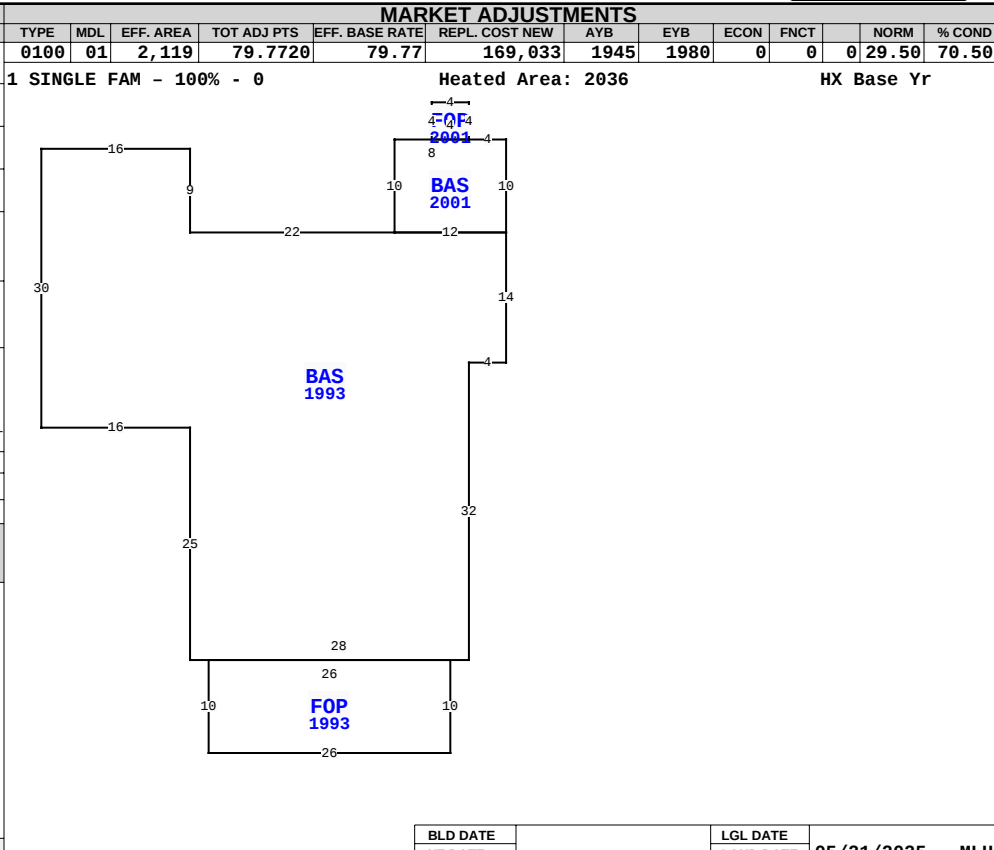
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1993	1,916	107,751
BAS	120	100	2001	120	6,748
FOP	260	30	1993	78	4,387
FOP	16	30	2001	5	281
TOTALS	2,312			2,119	119,168

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100
2	0681	POLE SHED	0	100	0	0	1,000.00	SF	15.00	15.00	100
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
4	0825	BRICK	0	100	40	3	120.00	SF	12.50	12.50	100
5	0751	UOP	0	100	7	15	105.00	SF	10.00	10.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	13.00	AC	
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC	
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC	
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC	



47944 TURKEY TOWN LN, HILLIARD				XF DATE		LAND DATE				05/21/2025	MLU
				INC DATE		AG DATE				03/28/2025	KBA
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
192.00	SF	30.00	30.00	100	1987	1987	3	20	1,152		
1,000.00	SF	15.00	15.00	100	1970	1970	3	20	3,000		
1.00	UT	2,000.00	2,000.00	100	1945	1945	3	20	400		
120.00	SF	12.50	12.50	100	2000	2000	3	93	1,395		
105.00	SF	10.00	10.00	100	2005	2005	3	36	378		
		</									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		129,508	
TOTAL MARKET OB/XF VALUE		6,325	
TOTAL LAND VALUE - MARKET		320,500	
TOTAL MARKET VALUE		189,518	
SOH/AGL Deduction		101,652	
ASSESSED VALUE		87,866	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		37,144	
TOTAL JUST VALUE		456,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,599	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12606	CARPORT	13,000	04/01/2004
R6011	REPAIR/RRF	0	04/01/2004
B007081	ADDITION	3,600	04/01/2000
R002437	REPAIR/RRF	0	04/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2086/0548	11/22/2016	QC	U	I	11
GRANTOR: LIBBY ROSS E JR					
GRANTEE: ROSS E LIBBY JR IRR					
1673/1893	4/08/2010	QC	U	I	11
GRANTOR: LIBBY BARBARA J					
GRANTEE: LIBBY ROSS E JR					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2001] W4 FOP=[YR=2001] N4 W4 S4 E4 \$ W8 S10											
BAS=[YR=1993] W22 N9 W16 S30 E16 S25 E2 FOP=[YR=1993] S10 E26											
N10 W26\$ E28 N32 E4 N14 W12\$ E12 N10\$.											

[illegible]