S1/2 OF SW1/4 OF NE1/4 (3-1) &
N1/2 OF SW1/4 OF NE1/4 (PAR 1)
PT OF NE1/4 OF SE1/4(3-2 & 3-4

JARRETT DONNIE D & JUDY L
18700 JARRETT LN
HILLIARD, FL 32046

2025

33-2N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

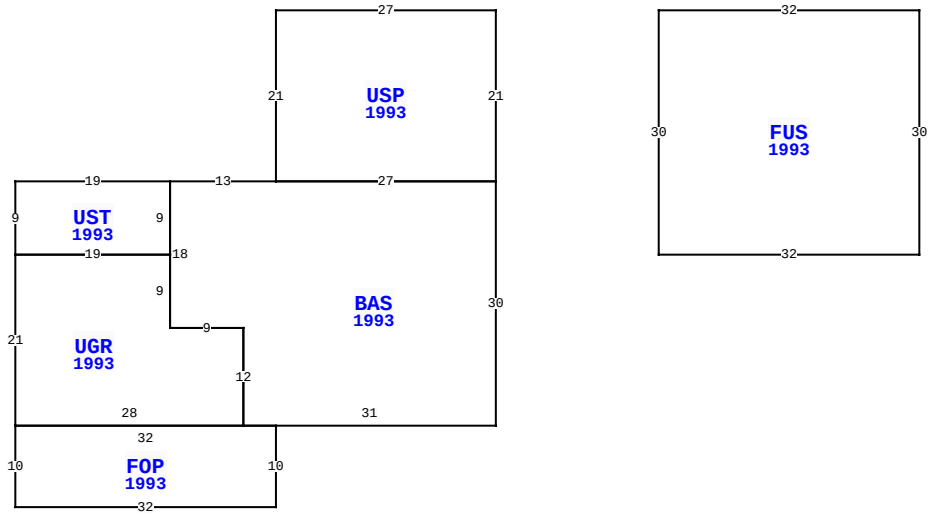
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,092	100	1993	1,092	88,272
FOP	320	30	1993	96	7,760
FUS	960	100	1993	960	77,602
UGR	507	45	1993	228	18,431
USP	567	30	1993	170	13,742
UST	171	45	1993	77	6,225
TOTALS	3,617			2,623	212,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,623	109.0560	109.06	286,064	1978	1978	0	0	0	25.88	74.12

1 SINGLE FAM – 100% - 0 Heated Area: 2052 HX Base Yr



18700 JARRETT LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/31/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,031
TOTAL MARKET OB/XF VALUE		26,917
TOTAL LAND VALUE - MARKET		442,480
TOTAL MARKET VALUE		336,821
SOH/AGL Deduction		159,837
ASSESSED VALUE		176,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,262
TOTAL JUST VALUE		681,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1252	2/28/2016	WD	U	V	11	100

GRANTOR: MITCHELL WAYNE S & SU

GRANTEE: JARRETT DONNIE D &

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W27 S21 BAS=[YR=1993] W13 UST=[YR=1993] W19 S9 UGR=[YR=1993] S21 FOP=[YR=1993] S10 E32 N10 W32$E28 N12 W9 N9 W19$ E19 N9$ S18 E9 S12 E31 N30W27$ E27 N21$ PTR= E20 FUS=[YR=1993] E32 S30 W32 N30$ W20$.

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	1978	1978	3	40	1,400	
2	0861	POOL GUNIT	0	100	31	19	589.00	SF	85.00	85.00	100	1989	1989	3	20	10,013	
3	0845	KOOL DECK	0	100	61	26	995.00	SF	7.25	7.25	100	1989	1989	3	54.5	3,931	
4	0681	POLE SHED	0	100	30	10	300.00	SF	11.25	11.25	100	1950	1950	3	20	675	
5	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	1976	1976	3	20	3,024	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1975	1975	3	20	402	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
8	0351	CARPORT MT	0	100	20	20	400.00	SF	6.00	6.00	100	1990	1990	3	20	480	
9	0351	CARPORT MT	0	100	30	12	360.00	SF	4.00	4.00	100	1991	1991	3	20	288	
10	0351	CARPORT MT	0	0	40	20	800.00	SF	6.00	6.00	100	1990	1990	3	20	960	

TOTAL OB/XF 22,433

LAND DESCRIPTION

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	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	15.92	AC		1.00	1.00	1.00	390.00	390.00	6,209							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	370.00	370.00	684							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	47.79	AC		1.00	1.00	1.00	190.00	190.00	9,080							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	65.56	AC		1.00	1.00	1.00	5,500.00	5,500.00	360,580							
6	000100	C	RES	100		OR	0.00	0.00	0.82	AC		1.00	1.00	1.00	45,000.00	45,000.00	36,900							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 67.38 Total Land Value: 97,873 Market: 360,580 Agricultural: 15,973 Common: 81,900 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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TOTALS					

MARKET ADJUSTMENTS

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GRANTOR: MITCHELL WAYNE S & SU

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0681	POLE SHED	0	0	30	30	900.00	SF	11.25	11.25	100	1977	1977	3	20	2,025	
12	0812	CONCRETE C	0	100	0	0	1,194.00	SF	4.00	4.00	100	1980	1980	3	30	1,433	
13	0473	VF 3 RAIL	0	100	0	0	80.00	LF	7.50	7.50	100	1997	1997	3	39	234	
14	0477	VF 4 SLAT	0	100	0	0	145.00	LF	14.00	14.00	100	1997	1997	3	39	792	

LAND DESCRIPTION

TOTAL OB/XF 4,484

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 67.38 Total Land Value: 97,873 Market: 360,580 Agricultural: 15,973 Common: 81,900 PRINTED 07/30/2025 BY SYS