PT OF NE1/4 OF NW1/4 OF
SEC 33-4N-23E IN OR 674/484 &
OR 674/494 (EX PT IN R/W)

WHITLEY THOMAS B
31510 KNIGHT ROAD
HILLIARD, FL 32046

2025

33-4N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

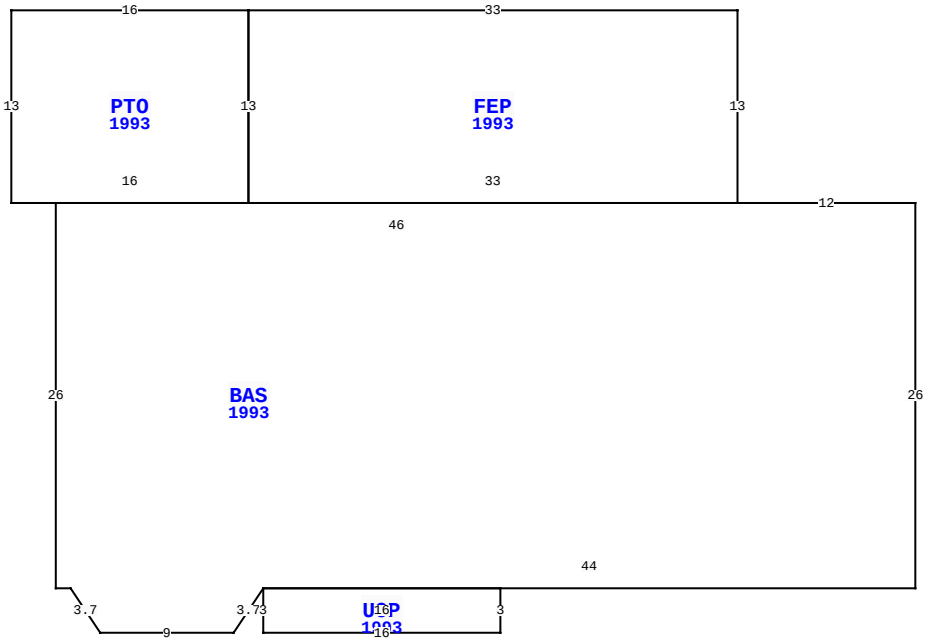
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100	1993	1,541	129,905
FEP	429	80	1993	343	28,915
PTO	208	5	1993	10	843
UOP	48	20	1993	10	843
TOTALS	2,226			1,904	160,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	106.1340	106.13	202,072	1976	1976	0	0	0	20.57	79.43

1 SINGLE FAM – 100% - 0 Heated Area: 1541 HX Base Yr 1994



31510 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		160,506
TOTAL MARKET OB/XF VALUE		7,325
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		362,831
SOH/AGL Deduction		214,069
ASSESSED VALUE		148,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,040
TOTAL JUST VALUE		362,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514584	REPAIR/RRF	0	08/31/2015
6641	CHNGE SRVC	1,200	05/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0674/8494	1/26/1993	WD	Q	I		88,500
GRANTOR: HOLLIS DAVID L						
GRANTEE: WHITLEY THOMAS B						
0343/0433	8/01/1981	WD	Q	I		60,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=1993] N13 W33 PTO=[YR=1993] W16 S13 E16 N13$ S13 E33$ W46 S26 E1 D3 R2 E9 U3 R2 UOP=[YR=1993] S3 E16 N3 W16$ E44 N26$.

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	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1985	1985	3	20	2,688	
2	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	100	1989	1989	3	20	972	
3	0812	CONCRETE C	0	100	0	0	1,554.00	SF	4.00	4.00	100	1980	1980	3	30	1,865	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	36	1,260	
5	0681	POLE SHED	0	100	18	10	180.00	SF	15.00	15.00	100	1995	1995	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 7,325

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	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS