PT SW1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 2501/1370
UTIL ESMT IN OR 2569-224

TOMPKINS LANDING LLC
5161 FIRST COAST HWY
AMELIA ISLAND, FL 32034

2025

33-4N-23-0000-0002-0010

BUILDING CHARACTERISTICS

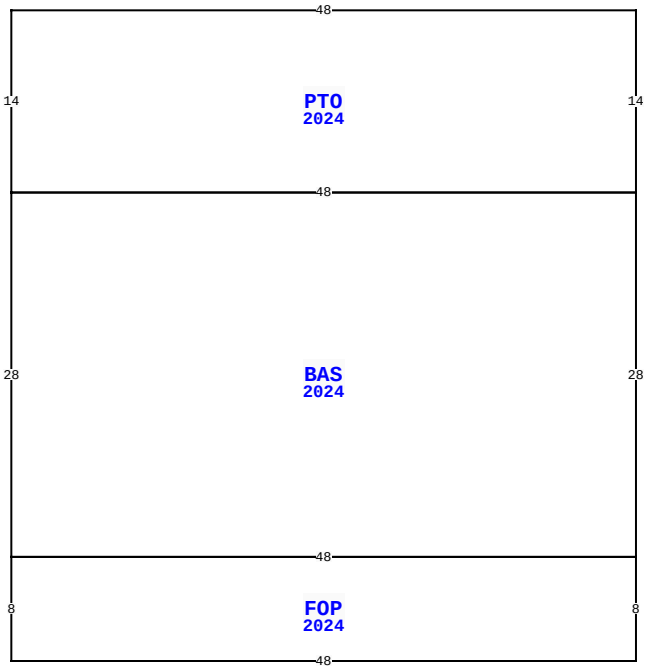
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	2024	1,344	200,861
FOP	384	30	2024	115	17,187
PTO	672	5	2024	34	5,081
TOTALS	2,400			1,493	223,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,493	113.2200	149.45	223,129	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1344 HX Base Yr



1787 TOMPKINS LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	216,120
TOTAL MARKET VALUE	271,772
SOH/AGL Deduction	2,711
ASSESSED VALUE	269,061
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,061
TOTAL JUST VALUE	439,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009897	CO ISSUED		08/02/2023
22016692	NEW CONSTR	258,312	11/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1370	9/30/2021	QC	U	V	11	100

GRANTOR: TOMPKINS LANDING LLC
GRANTEE: TOMPKINS LANDING LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=48,14] W48 S28 E48 N28 $
PTO=[YR=2024;ORIG=0,14] E48 N14 W48 S14 $
FOP=[YR=2024;ORIG=0,42] E48 S8 W48 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR			1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	11.04	AC		1.00	1.00	1.00	330.00	330.00	3,643							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.04	AC		1.00	1.00	1.00	15,500.00	15,500.00	171,120							

REVIEW DATE 09/29/2023 BY WW Total Acres: 12.04 Total Land Value: 48,643 Market: 171,120 Agricultural: 3,643 Common: 45,000 PRINTED 07/30/2025 BY SYS