PT OF NW1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 1005/1586
(EX PT IN TOMPKINS LANDING RD)

RIGGS NORMAN R & JANICE C
1792 TOMPKINS LANDING RD
HILLIARD, FL 32046

2025

33-4N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

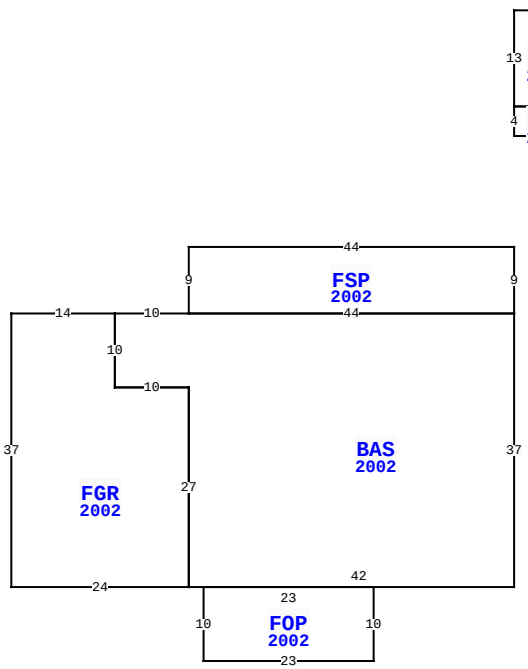
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,728	100	2002	1,728	181,010
FGR	788	55	2002	433	45,357
FOP	36	30	2002	11	1,152
FOP	230	30	2002	69	7,228
FSP	396	40	2002	158	16,551
UST	117	45	2002	53	5,552
TOTALS	3,295			2,452	256,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,452	95.0400	125.45	307,603	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2003 Heated Area: 1728 HX Base Yr 2003



1792 TOMPKINS LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,849
TOTAL MARKET OB/XF VALUE		27,551
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		479,400
SOH/AGL Deduction		309,976
ASSESSED VALUE		169,424
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,702
TOTAL JUST VALUE		479,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24126	ADDITION	20,876	11/01/2010
B029292	GARAGE	26,928	02/01/2002
B029279	NEW CONSTR	144,238	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1005/1586	8/30/2001	WD	Q	V		50,000
GRANTOR: RICKETSON SHARON ANN						
GRANTEE: RIGGS NORMAN & JANI						
0943/1608	8/08/2000	QC	Q	V	01	100
GRANTOR: RICKETSON HARVEY & HE						
GRANTEE: RICKETSON SHARON AN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W44 S9 BAS=[YR=2002] W10 FGR=[YR=2002] W14 S37 E24 N27 W10 N10$ S10 E10 S27 E2 FOP=[YR=2002] S10 E23 N10 W23$ E42 N37 W44$ E44 N9$ PTR=N15 FOP=[YR=2002] N4 UST=[YR=2002] N13 E9 S13 W9$ E9 S4 W9$ 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	0812	CONCRETE C	0	100	0	0	2,383.00	SF	4.00	4.00	100	2002	2002	3	80	7,626	
2	0510	GARAGE WD-	0	100	34	24	816.00	SF	42.00	42.00	100	2002	2002	3	29	9,939	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	28.00	28.00	100	2010	2010	3	56	6,272	
5	0351	CARPORT MT	0	100	20	14	280.00	SF	6.60	6.60	100	2010	2010	3	40	739	

LAND DESCRIPTION

TOTAL OB/XF 27,551

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	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	100	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS