

ROSS DAVID A JR & CATHY R
P O BOX 220
HILLIARD, FL 32046

33-4N-23-0000-0003-0050

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03MOD METAL 100
GABLE/HIP 100

Roof Cover Interior Wall03INTERIOR WALL N/A 100
Interior Floor FINISH CONC 100
Air Condition Heating Type99N/A 100
Bedrooms Bathrooms Frame Stories05STEEL 100
Units Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTECONORM% COND

6500011,12056.074020.7523,24020162016008.0092.00

2 GARAGE RES - 100% - 2005Heated Area: 1120HX Base Yr 2005

BAS2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE282,915
TOTAL MARKET OB/XF VALUE3,817
TOTAL LAND VALUE - MARKET290,000
TOTAL MARKET VALUE576,732
SOH/AGL Deduction371,961
ASSESSED VALUE204,771
TOTAL EXEMPTION VALUETHX HB50,722
BASE TAXABLE VALUE154,049
TOTAL JUST VALUE576,732
NCORR VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE553,380

SUBAREA MARKET VALUE

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CDPRICE SALE PRICE

1055/09265/14/2002WDUV10073,500

GRANTOR: RICKETSON HELEN E
GRANTEE: ROSS DAVID A JR & C
1055/09235/14/2002WQV101100
GRANTOR: RICKETSON HARVEY & HE
GRANTEE: RICKETSON HELEN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S28 E40 N28\$.

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUAdjRADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOBX/F MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

USE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE10/16/2020BYTWA

Total Acres: 20.00Total Land Value: 290,000Market: 0Agricultural: 0Common: 290,000PRINTED 07/30/2025 BY SYS