PT SW1/4 OF NW1/4
IN OR 2784/929 AS TO PAR A
ESMT OR 1388/894

REDDINGTON ROGER & DELORICE L/E/
17288 PURE COUNTRY LANE
HILLIARD, FL 32046

2025

33-4N-23-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

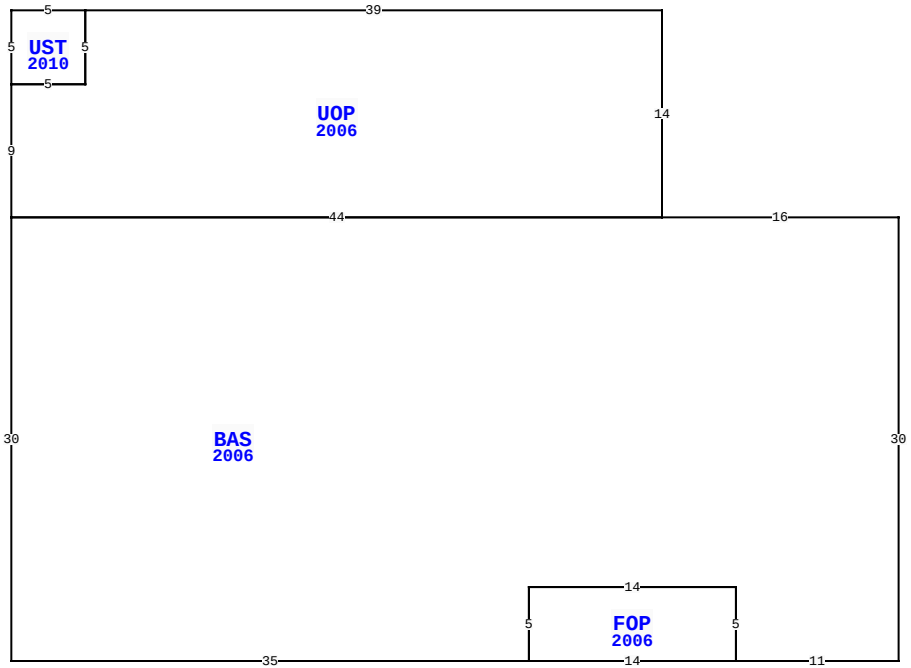
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	01	MINIMUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,730	100	2006	1,730	117,002
FOP	70	30	2006	21	1,420
UOP	591	25	2006	148	10,009
UST	25	55	2010	14	947
TOTALS	2,416			1,913	129,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,913	142.0800	120.77	231,033	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2007 Heated Area: 1730 HX Base Yr 2007



17288 PURE COUNTRY LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,378
TOTAL MARKET OB/XF VALUE		7,844
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		185,332
SOH/AGL Deduction		94,674
ASSESSED VALUE		90,658
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,936
TOTAL JUST VALUE		357,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU4734	MH MOVE-ON	0	03/30/2006
B0311272	XFOB	0	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/929	2/24/2025	LE	U	I	11	100
GRANTOR: REDDINGTON ROGER & DE						
GRANTEE: REDDINGTON ROGER &						
2545/1724	2/26/2022	QC	U	V	11	100
GRANTOR: REDDINGTON ROGER & DE						
GRANTEE: REDDINGTON DELORICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 UOP=[YR=2006] N14 W39 UST=[YR=2010] W5 S5 E5 N5$ S5 W5 S9 E44$ W44 S30 E35 FOP=[YR=2006] E14 N5 W14 S5$ N5 E14 S5 E11 N30$.

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	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2006	2006	3	86	3,220	
2	0825	BRICK	0	100	7	5	35.00	SF	12.50	12.50	100	2006	2006	3	96	420	
3	0940	SHEDS/PORT	0	100	36	11	396.00	SF	22.50	22.50	100	1996	1996	3	20	1,782	
4	0681	POLE SHED	0	100	36	10	360.00	SF	11.25	11.25	100	1996	1996	3	23	932	
5	0680	POLE SHED	0	100	36	24	864.00	SF	7.50	7.50	100	1996	1996	3	23	1,490	

LAND DESCRIPTION

TOTAL OB/XF 7,844

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	7.00	AC		1.00	1.00	1.00	390.00	390.00	2,730							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 48,110 Market: 175,500 Agricultural: 3,110 Common: 45,000 PRINTED 07/30/2025 BY SYS