PT OF SE1/4 OF NW1/4 &
PT OF NE1/4 OF SW1/4 SEC 33-4N-2
IN OR 1549/186

HAMILTON GEORGE W JR & TRACEY J
PO BOX 1443
HILLIARD, FL 32046-1443

2025

33-4N-23-0000-0004-0050

BUILDING CHARACTERISTICS

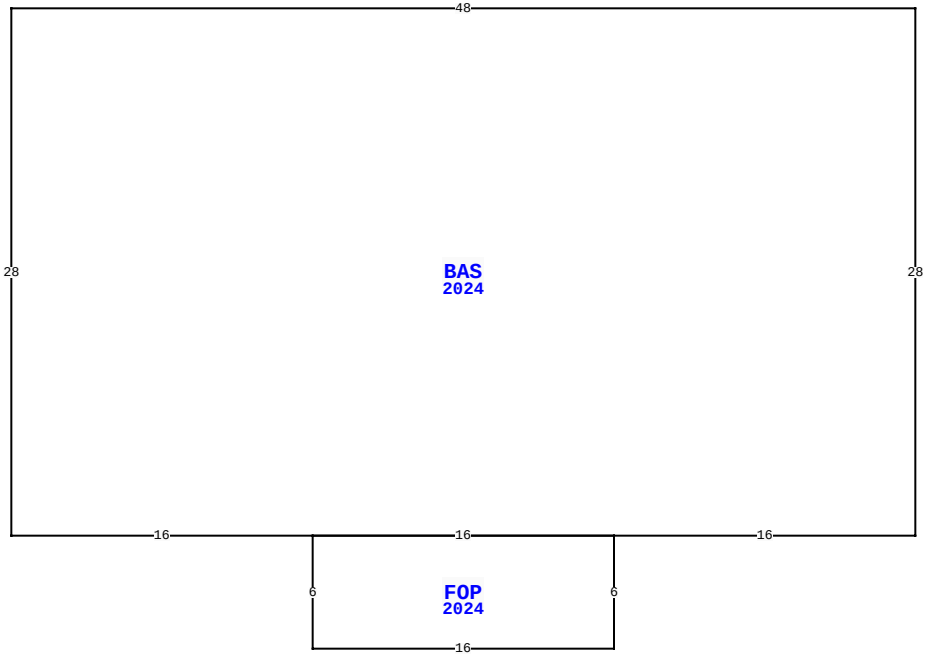
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,344	100	2024	1,344	197,017
FOP	96	30	2024	29	4,251
TOTALS	1,440			1,373	201,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,373	111.0512	146.59	201,268	2023	2023	0	0	0	0.00	100.00

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



17239 PURE COUNTRY LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,500
TOTAL MARKET VALUE	331,768
SOH/AGL Deduction	47,526
ASSESSED VALUE	284,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,242
TOTAL JUST VALUE	331,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011087	CO ISSUED		08/29/2023
22016165	NEW CONSTR	205,730	10/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/0186	2/01/2008	WD	Q	V	01	100

GRANTOR: JOHNSON STACEY L & CH

GRANTEE: HAMILTON GEORGE W J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,0] W48 S28 E16 E16 E16 N28 $
FOP=[YR=2024;ORIG=88,28] E16 S6 W16 N6 $
.

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	000100	C	RES	0	0007	OR	0.00	0.00	4.35	AC		1.00	1.00	1.00	30,000.00	30,000.00	130,500							

REVIEW DATE 09/28/2023 BY WW Total Acres: 4.35 Total Land Value: 130,500 Market: 0 Agricultural: 0 Common: 130,500 PRINTED 07/30/2025 BY SYS