PT OF SE1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 2183/1551
(EX PT IN OR 1077/1116)

WILLIAMS TYLER SCOTT
1942 TOMPKINS LANDINGS ROAD
HILLIARD, FL 32046

2025

33-4N-23-0000-0006-0020

BUILDING CHARACTERISTICS

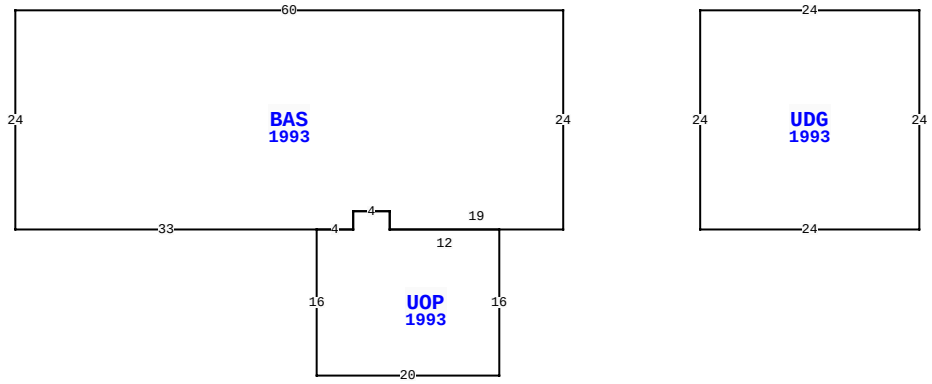
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,432	100	1993	1,432	37,667
UDG	576	60	1993	346	9,101
UOP	328	25	1993	82	2,157
TOTALS	2,336			1,860	48,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,860	109.6000	87.68	163,085	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1432 HX Base Yr



1942 TOMPKINS LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	48,926
TOTAL MARKET OB/XF VALUE	2,744
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	121,670
SOH/AGL Deduction	32,845
ASSESSED VALUE	88,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,825
TOTAL JUST VALUE	121,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1551	3/14/2018	QC	U	I	11	100
GRANTOR: LUCKEY BARBARA A A/K/						
GRANTEE: WILLIAMS TYLER SCOT						
1207/1171	11/19/2003	MS	Q	I	01	100
GRANTOR: BROWN JOHN WAYNE						
GRANTEE: LUCKEY BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E33 UOP=[YR=1993] S16 E20 N16 W12 N2 W4 S2 W4$ E4 N2 E4 S2 E19 N24$ PTR=E15 UDG=[YR=1993] E24 S24 W24 N24$ W15$.

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	0350	CARPORT WD	0	0	24	30	720.00	SF	13.00	13.00	100	1986	1986	3	20	1,872	
2	0810	CONCRETE A	0	0	0	0	447.00	SF	6.50	6.50	100	1980	1980	3	30	872	

LAND DESCRIPTION

TOTAL OB/XF 2,744

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS