PT OF SE1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 251/86

VARNES FRANK D & MARGARET
2020 TOMPKINS LANDING RD
HILLIARD, FL 32046

2025

33-4N-23-0000-0006-0030

BUILDING CHARACTERISTICS

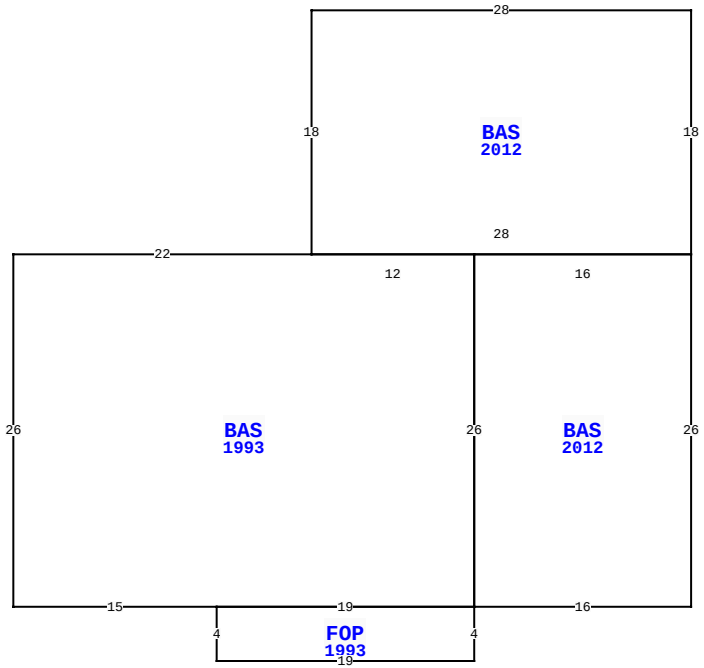
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	884	100	1993	884	76,139
BAS	416	100	2012	416	35,830
BAS	504	100	2012	504	43,410
FOP	76	30	1993	23	1,981
TOTALS	1,880			1,827	157,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	99.0000	99.00	180,873	1974	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 0 Heated Area: 1804 HX Base Yr 1978



2020 TOMPKINS LANDING RD, HILLIARD

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1980	1980	3	30	234	
2	0811	CONCRETE B	0	100	0	0	675.00	SF	5.20	5.20	100	1980	1980	3	30	1,053	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	0681	POLE SHED	0	100	0	0	1,200.00	SF	15.00	15.00	100	1990	1990	3	20	3,600	
5	0681	POLE SHED	0	100	76	18	1,368.00	SF	15.00	15.00	100	2025	2000		27	5,540	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,360
TOTAL MARKET OB/XF VALUE		11,967
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		239,327
SOH/AGL Deduction		143,245
ASSESSED VALUE		96,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,360
TOTAL JUST VALUE		239,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94781	ADDITION	29,912	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0251/0086	10/20/1977	WD	U	I		28,000
GRANTOR: SWINDELL CARROLL S (S						
GRANTEE: VARNES FRANK DELBER						
0160/0627	10/30/1973	WD	Q	V		3,000
GRANTOR: STEEDLEY EUGENE & MAR						
GRANTEE: SWINDELL CARROLL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W28 S18 BAS=[YR=1993] W22 S26 E15 FOP=[YR=1993] S4E19 N4W19$ E19 BAS=[YR=2012] E16 N26W16S26$ N26 W12$ E28 N18$.

LAND DESCRIPTION

TOTAL OB/XF 11,967

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS