LOTS 57 58 & 59
(EX OR 2188/1951 &
EX SOVEREIGN LANDS)

WILLIAMS TRAVIS E & AUDREY M
47333 TURKEY TOWN LN
HILLIARD, FL 32046

2025

33-4N-25-4210-0057-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

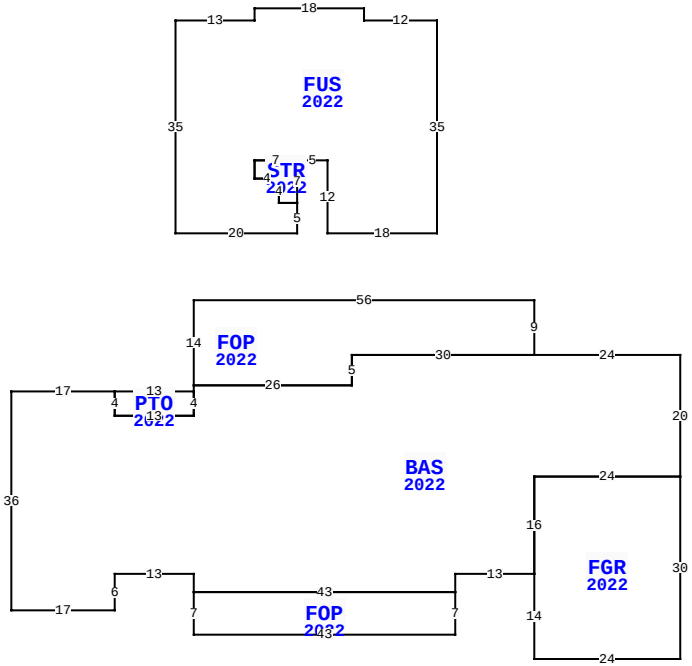
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,445	100	2022	3,445	491,954
FGR	720	55	2022	396	56,550
FOP	301	30	2022	90	12,852
FOP	634	30	2022	190	27,133
FUS	1,448	100	2022	1,448	206,778
PTO	52	5	2022	3	429
STR	33	10	2022	3	429
TOTALS	6,633			5,575	796,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,575	108.7275	143.52	800,124	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 4893 HX Base Yr 2023



47333 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		796,123
TOTAL MARKET OB/XF VALUE		5,251
TOTAL LAND VALUE - MARKET		263,735
TOTAL MARKET VALUE		898,629
SOH/AGL Deduction		85,623
ASSESSED VALUE		813,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		762,284
TOTAL JUST VALUE		1,065,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		879,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016181	CO ISSUED	0	10/25/2022
21016181	NEW CONSTR	800,943	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0130	1/15/2021	SW	Q	V	01	143,600
GRANTOR: RAYDIENT LLC						
GRANTEE: WILLIAMS TRAVIS EDW						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 FOP=[YR=2022] N9 W56 S14 E26 N5 E30$ W30 S5 W26 S1 PTO=[YR=2022] W13 S4 E13 N4$ S4 W13 N4 W17 S36 E17 N6 E13 S3 FOP=[YR=2022] S7 E43 N7 W43$ E43 N3 E13 FGR=[YR=2022] S14 E24 N30 W24 S16$ N16 E24 N20$ PTR= N20 W40 FUS=[YR=2022] W18 N12 W5 STR=[YR=2022] S7 W3 N4 W4 N3 E7$ W7 S3 E4 S4 E3 S5 W20 N35 E13 N2 E18 S2 E12 S35$ E40 S20$.

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	34	30	1,020.00	SF	5.20	5.20	100	2022	2022	3	99	5,251	

LAND DESCRIPTION

TOTAL OB/XF 5,251

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		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	525.00	525.00	3,150							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	685.00	685.00	1,370							
4	005900	A	TIMBER WETLA	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	50.00	50.00	200							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	200.00	200.00	1,200							

REVIEW DATE 03/08/2023 BY KW Total Acres: 20.07 Total Land Value: 97,255 Market: 171,200 Agricultural: 4,720 Common: 92,535 PRINTED 07/30/2025 BY SYS

LOTS 57 58 & 59
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2025

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DOR CODE	5000	IMPROVED AG	
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NEIGHBORHOOD/LOC	5001.00		

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TOTALS					

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BUILDING DIMENSIONS

EXTRA FEATURES

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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
7	009630	C	SWAMP	100		OR	0.00	0.00	5.07	AC		1.00	1.00	1.00	500.00	500.00	2,535							

REVIEW DATE 03/08/2023 BY KW Total Acres: 20.07 Total Land Value: 97,255 Market: 171,200 Agricultural: 4,720 Common: 92,535 PRINTED 07/30/2025 BY SYS