PT OF SEC 28-5N-24E &
PT OF SEC 33-5N-24E
IN OR 1022/647

SMITH E D
39172 WATER EDGE DRIVE
HILLIARD, FL 32046-6695

2025

33-5N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

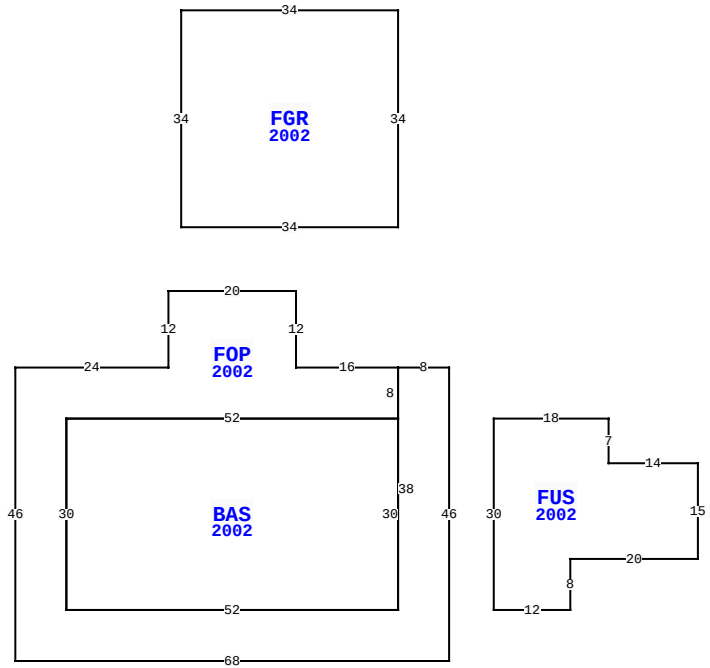
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2002	1,560	153,265
FGR	1,156	55	2002	636	62,485
FOP	1,808	30	2002	542	53,250
FUS	702	100	2002	702	68,970
TOTALS	5,226			3,440	337,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,440	83.6280	110.39	379,742	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2008 Heated Area: 2262 HX Base Yr 2008



39172 WATER EDGE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,970
TOTAL MARKET OB/XF VALUE		58,385
TOTAL LAND VALUE - MARKET		301,650
TOTAL MARKET VALUE		449,977
SOH/AGL Deduction		231,394
ASSESSED VALUE		218,583
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,861
TOTAL JUST VALUE		698,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		662,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/0647	12/03/2001	WD	U	V	07	100
GRANTOR: POWELL W E						
GRANTEE: SMITH E D						
0983/0864	4/26/2001	WD	Q	V	01	10,300
GRANTOR: POWELL WILLIAM E						
GRANTEE: SMITH E D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S30 E52 N30 $ FOP=[YR=2002] N8 W16 N12 W20 S12 W24 S46 E68 N46 W8 S38 W52 N30 E52 $ PTR= E15
FUS=[YR=2002] E18 S7 E14 S15 W20 S8 W12 N30 $ W15 $ PTR= N30
FGR=[YR=2002] N34 W34 S34 E34 $ S30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0300	BOAT DCK W	0	100	0	0	221.00	SF	40.00	40.00	100	2008	2008	3	48	4,243	
3	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00	26.00	100	2008	2008	3	48	2,621	
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2008	2008	3	31	279	
5	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2007	2007	3	44	3,696	
6	0681	POLE SHED	0	100	60	32	1,920.00	SF	15.00	15.00	100	2007	2007	3	44	12,672	
7	0681	POLE SHED	0	100	92	36	3,312.00	SF	15.00	15.00	100	2007	2007	3	44	21,859	
8	0812	CONCRETE C	0	100	0	0	3,408.00	SF	4.00	4.00	100	2004	2004	3	83	11,315	

LAND DESCRIPTION

TOTAL OB/XF 58,385

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	15.70	AC		1.00	1.00	1.00	525.00	525.00	8,242							
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	17.70	AC		1.00	1.00	1.00	14,500.00	14,500.00	256,650							

REVIEW DATE 06/15/2020 BY TWA Total Acres: 18.70 Total Land Value: 53,622 Market: 256,650 Agricultural: 8,622 Common: 45,000 PRINTED 07/30/2025 BY SYS