PT OR 1143/1442

SMITH ERVIN D
39172 WATERS EDGE DRIVE
HILLIARD, FL 32046

2025

33-5N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

WATERS EDGE DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	357,000
TOTAL MARKET VALUE	15,015
SOH/AGL Deduction	0
ASSESSED VALUE	15,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,015
TOTAL JUST VALUE	357,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/1442	6/09/2003	WD	Q	V	01	100

GRANTOR: POWELL WILLIAM E

GRANTEE: SMITH ERVIN D

BUILDING NOTES

BUILDING DIMENSIONS

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	525.00	525.00	11,025							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	21.00	AC		1.00	1.00	1.00	190.00	190.00	3,990							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	42.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	357,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 42.00 Total Land Value: 15,015 Market: 357,000 Agricultural: 15,015 Common: 0 PRINTED 07/30/2025 BY SYS