LOT 3
IN OR 1174/352
PROSPECT LANDING PB 6/30

PARKER DAVID LEE & SHARON L
391412 PROSPECT LANDING ROAD
HILLIARD, FL 32046

2025

33-5N-24-166L-0003-0000

BUILDING CHARACTERISTICS

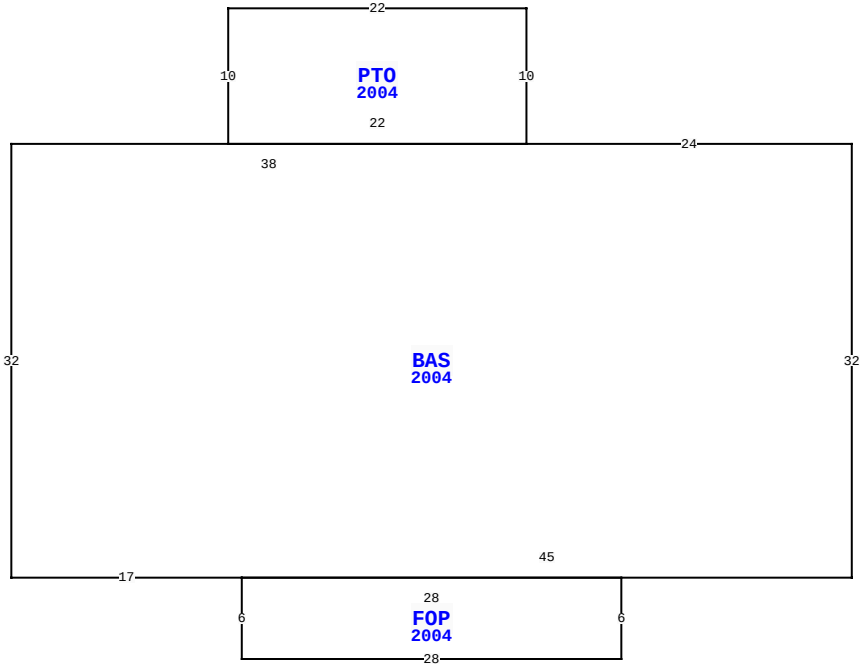
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,984	100	2004	1,984	208,129
FOP	168	30	2004	50	5,245
PTO	220	5	2004	11	1,154
TOTALS	2,372			2,045	214,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	112.7980	112.80	230,676	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1984 HX Base Yr 2005



391412 PROSPECT LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2012	2012	3	64	3,686	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,529
TOTAL MARKET OB/XF VALUE		3,686
TOTAL LAND VALUE - MARKET		214,812
TOTAL MARKET VALUE		433,027
SOH/AGL Deduction		270,086
ASSESSED VALUE		162,941
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,219
TOTAL JUST VALUE		433,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
W03109	NEW CONSTR	0	01/06/2003
MH961273	MH MOVE-ON	0	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0352	9/22/2003	WD	Q	I		69,000
GRANTOR: PRICE CHARLES E & MER						
GRANTEE: PARKER DAVID LEE &						
1125/0965	3/28/2003	WD	Q	I		60,000
GRANTOR: HURST ANDREW C & SYLV						
GRANTEE: PRICE CHARLES & MER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 PTO=[YR=2004] N10 W22 S10 E22$ W38 S32 E17
FOP=[YR=2004] S6 E28 N6 W28$ E45 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,686

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	6.12	AC		1.00	1.00	1.80	19,500.00	35,100.00	214,812							

REVIEW DATE 04/10/2024 BY WWA Total Acres: 6.12 Total Land Value: 214,812 Market: 0 Agricultural: 0 Common: 214,812 PRINTED 07/30/2025 BY SYS