LOT 5
PROSPECT LANDING PB 6/30

CARLE WILLIAM & KIMBERLY
391642 PROSPECT LANDING RD
HILLIARD, FL 32046

2025

33-5N-24-166L-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 09

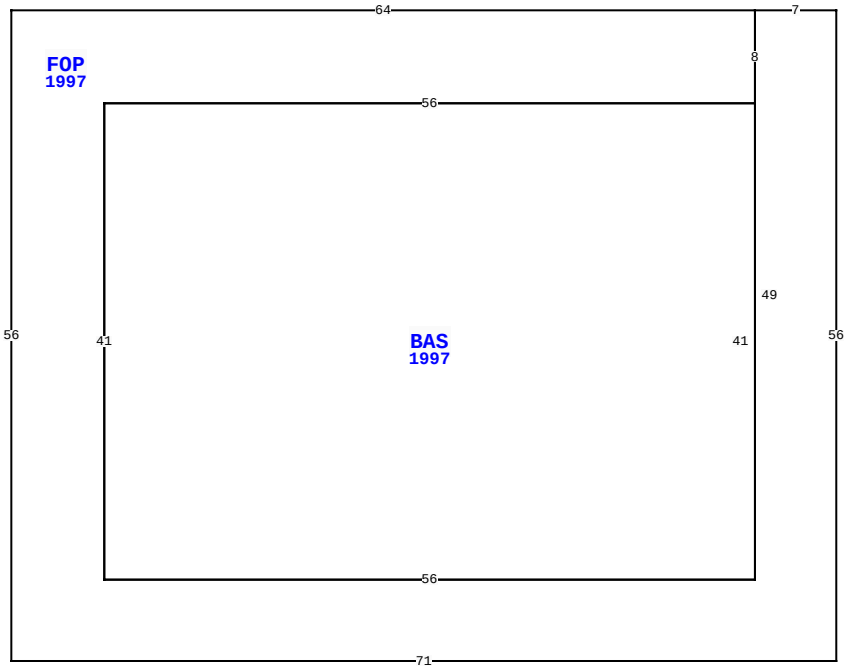
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	1997	2,296	277,204
FOP	1,680	30	1997	504	60,850
TOTALS	3,976			2,800	338,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,800	95.8176	151.39	423,892	1997	1997	0	0	0	20.25	79.75

1 SFR CUST – 0% - 2025 Heated Area: 2296 HX Base Yr



391642 PROSPECT LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	338,054
TOTAL MARKET OB/XF VALUE	8,396
TOTAL LAND VALUE - MARKET	144,105
TOTAL MARKET VALUE	490,555
SOH/AGL Deduction	0
ASSESSED VALUE	490,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	490,555
TOTAL JUST VALUE	490,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	567,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/1402	5/13/2024	WD	Q	I	01	550,000
GRANTOR: KATHERINE A TANNER TR						
GRANTEE: CARLE WILLIAM & KIM						
2018/0941	11/21/2015	QC	U	I	11	100
GRANTOR: TANNER KATHERINE A						
GRANTEE: KATHERINE A TANNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W56 S41 E56 N41$ FOP=[YR=1997] N8 W64 S56 E71 N56 W7 S49 W56 N41 E56$.

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	0351	CARPORT MT	0	0	24	30	720.00	SF	6.30	6.30	100	1996	1996	3	20	907	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
4	0351	CARPORT MT	0	0	24	15	360.00	SF	10.00	10.00	100	1999	1999	3	20	720	
7	0510	GARAGE WD-	0	0	22	20	440.00	SF	35.00	35.00	100	1999	1999	3	26	4,004	

LAND DESCRIPTION

TOTAL OB/XF 8,396

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	0		OR	0.00	0.00	6.39	AC		1.00	1.00	1.00	19,500.00	19,500.00	124,605							

REVIEW DATE 03/28/2025 BY WWA Total Acres: 7.39 Total Land Value: 144,105 Market: 0 Agricultural: 0 Common: 144,105 PRINTED 07/30/2025 BY SYS