

THIGPEN TIMOTHY & WINONA
39150 CRACKER CT
HILLIARD, FL 32046

33-5N-24-166L-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		03	VINYL 100							0800	02	1,876	128.9200		109.58	205,572	1999	1999	1999	0	0	58.00	42.00	VALUATION BY																							
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 1997														Heated Area: 1700														HX Base Yr 1997									
Roof Cover		03	COMP SHNGL 100							Detailed description: An aerial photograph of a residential property. A large rectangular area is outlined in red, representing the building's footprint. Inside this area, there are several smaller rectangular areas outlined in yellow. Labels in blue text indicate different parts of the property: 'BAS 1999' is located in the upper left, 'FOP 2000' is in the lower right, and 'UOP 2020' is in the center. Dimensions are provided for various sections: 70, 14, 12, 8, 16, 3, 8, 9, 8, 54, 70, 70, 26, 8, 16, 8, 12, 8.																																					
Interior Wall		05	DRYWALL 100																																												
Interior Floo		14	CARPET 80																																												
Interior Floo		08	SHT VINYL 20																																												
Air Condition		03	CENTRAL 100																																												
Heating Type		04	AIR DUCTED 100																																												
Bedrooms			3 100																																												
Bathrooms			2 100																																												
Frame		02	WOOD FRAME 100																																												
Stories		0	0 100																																												
Units			0 100																																												
Quality		04	Quality Level 04																																												
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	1,700	100	1999	1,700	78,240																																										
FOP	120	30	2000	36	1,657																																										
UOP	560	25	2020	140	6,443																																										
TOTALS		2,380			1,876	86,340																																									
EXTRA FEATURES						39150 CRACKER CT, HILLIARD															BLD DATE				LGL DATE		05/21/2025		MLU																		
																					XF DATE				LAND DATE		01/31/2025		KBA																		
																					INC DATE				AG DATE																						
L N	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	0751	UOP	0	100	16	16	256.00	SF	10.00	100	2001	2001	3	28	717																																
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	100	2001	2001	3	28	1,210																																
3	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	100	2001	2001	3	79	2,218																																
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	100	2020	2020	3	100	6,000																																
5	0753	UEP	0	0	0	0	520.00	SF	22.00	100	2020	2020	3	90	10,296																																
6	0351	CARPORT MT	0	100	36	20	720.00	SF	6.90	100	2020	2020	3	86	4,272																																
LAND DESCRIPTION																																															
TOTAL OB/XF 24,713																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.80	45,000.00	81,000.00	81,000																														
2	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.80	45,000.00	81,000.00	81,000																														
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.00	370.00	370.00	2,164																														
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.80	19,500.00	35,100.00	205,335																														
REVIEW DATE 07/02/2020 BY TW Total Acres: 7.85 Total Land Value: 164,164 Market: 205,335 Agricultural: 2,164 Common: 162,000 PRINTED 07/30/2025 BY SYS																																															