

NELSON VICKY LYN
27404 FLAGSTAFF LOOP
HILLIARD, FL 32046

35-4N-23-2020-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

03

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

120512080304

MODULAR MT 100 DRYWALL 100 HARDWOOD 70 SHT VINYL 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

02

2 100
1 100 WOOD FRAME 100

Stories Units Occupancy

1.0000

1. 100
0 100 NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASUOPUOP

1,16114039010020201993199319931,161287890,1932,1756,060

TOTALS

1,691

1,267

98,428

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100199319933722,520

20681POLE SHED001624384.00SF15.0015.00100199019903201,152

30940SHEDS/PORT001612192.00SF30.0030.00100200020003201,152

40681POLE SHED002616416.00SF15.0015.00100200020003271,685

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNITYPED TDPTH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00007OR0.000.005.95AC1.001.001.0019,500.0019,500.00116,025

REVIEW DATE07/09/2020BYTWA

Total Acres: 5.95Total Land Value: 116,025Market: 0Agricultural: 0Common: 116,025

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,267114.9200114.92145,6041946197600032.4067.60

1 SINGLE FAM - 0% - 0Heated Area: 1161HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE98,428

TOTAL MARKET OB/XF VALUE6,509

TOTAL LAND VALUE - MARKET116,025

TOTAL MARKET VALUE220,962

SOH/AGL Deduction39,927

ASSESSED VALUE181,035

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE181,035

TOTAL JUST VALUE220,962

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE213,955

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

2040/13453/11/2016QC U I 11

100

GRANTOR:MUSGROVE FREEMAN GEOR

GRANTEE:NELSON VICKY LYNN

0665/17078/31/1992WD U V 08

9,100

GRANTOR:BELL JOHN & GRACE

GRANTEE:MUSGROVE FREEMAN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=1993] N10 W14 S10 E14\$ W24 S27 E2
UOP=[YR=1993] S10 E39 N10 W39\$ E41 N27\$.