PT OF SW1/4 OF NW1/4
IN OR 2619/1407

DECOSTA PAUL VINCENT
219 RIVER HILLS DRIVE
JACKSONVILLE, FL 32216

2025

35-4N-25-0000-0008-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

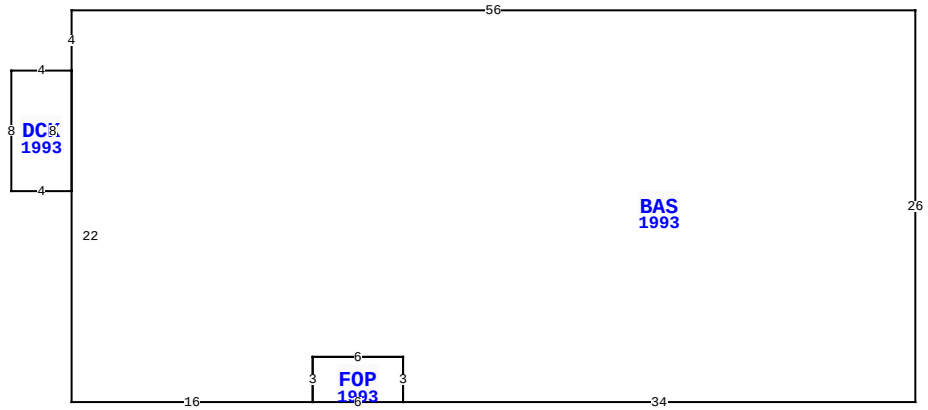
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1993	1,438	203,000
DCK	32	10	1993	3	423
FOP	18	30	1993	5	706
TOTALS	1,488			1,446	204,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,446	117.5200	155.13	224,318	1992	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2024 Heated Area: 1438 HX Base Yr



58323 TIMMONS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,129
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	249,129
SOH/AGL Deduction	0
ASSESSED VALUE	249,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,129
TOTAL JUST VALUE	249,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210460	REPAIR/RRF	10,500	11/01/2022
4903	NEW CONSTR	2,000	09/21/1992
4370	H/AC	2,721	09/04/1992
4370	H/AC	2,721	09/04/1992
8367	NEW CONSTR	50,435	09/04/1992
8459	NEW CONSTR	2,474	09/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1407	2/03/2023	WD	Q	I	01	249,900
GRANTOR: AIKEN & ASSOCIATES LL						
GRANTEE: DECOSTA PAUL VINCEN						
2603/0714	11/08/2022	WD	Q	I	01	99,000
GRANTOR: LAND TRUST OF 5/2/202						
GRANTEE: AIKEN & ASSOCIATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S4 DCK=[YR=1993] W4 S8 E4 N8$ S22 E16
FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E34 N26$.

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	000100	C	RES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/03/2023 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS