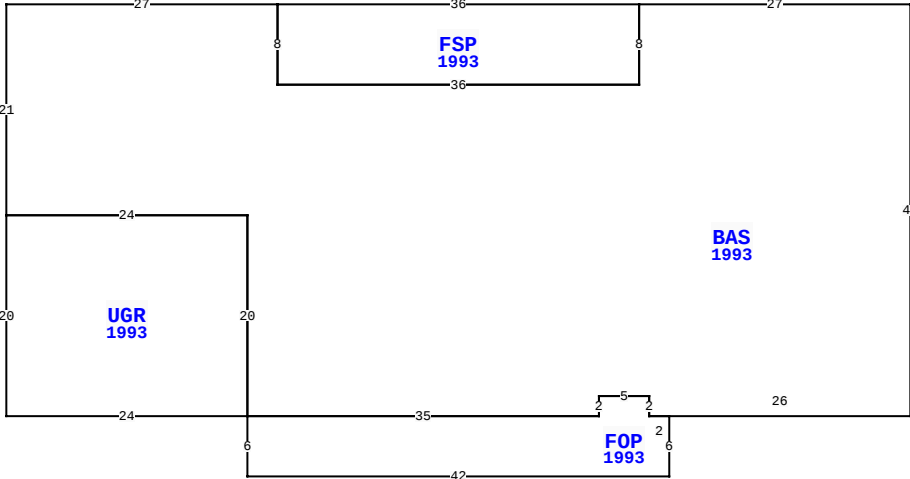


ROBERTS WILLIAM W & ELIZABETH
38147 SHAMROCK LANE
HILLIARD, FL 32046

39-4N-24-0000-0001-0000

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		19	03	COMMON BRK 100		0900	01	3,322	99.6912	131.59	437,142	1974	1974	0	0	0	35.00	65.00	4																				
Roof Structure		03	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2001														Heated Area: 2912										HX Base Yr 2001									
Roof Cover		03	05	COMP SHNGL 100																																			
Interior Wall		05	05	DRYWALL 100																																			
Interior Floor		13	13	LVT/LAMNT 70																																			
Interior Floor		14	14	CARPET 30																																			
Air Condition		03	03	CENTRAL 100																																			
Heating Type		04	04	AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		03	03	MASONRY 100																																			
Stories		1.	1.	1. 100																																			
Units		0	0	0 100																																			
BUD8 Adjustme		04	04	DIST 01 100																																			
Occupancy		00	00	NONE 100																																			
Quality		01	01	Quality Level 01																																			
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	2,912	100	1993	2,912	249,074																																		
FOP	262	30	1993	79	6,757																																		
FSP	288	40	1993	115	9,836																																		
UGR	480	45	1993	216	18,475																																		
TOTALS		3,942			3,322	284,142																																	
EXTRA FEATURES						38147 SHAMROCK LN, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																								
2	0680	POLE SHED	0 100	0	0	3,000.00	SF	10.00	10.00	100	1980	1980	3	20	6,000																								
3	0203	BARN MTL 0	0 100	24	22	528.00	SF	27.00	27.00	100	1980	1980	3	20	2,851																								
4	0680	POLE SHED	0 100	0	0	1,280.00	SF	10.00	10.00	100	1980	1980	3	20	2,560																								
5	0203	BARN MTL 0	0 100	42	22	924.00	SF	14.40	14.40	100	1980	1980	3	20	2,661																								
6	0510	GARAGE WD-	0 100	40	22	880.00	SF	35.00	35.00	100	1990	1990	3	20	6,160																								
7	0810	CONCRETE A	0 100	18	12	216.00	SF	6.50	6.50	100	1980	1980	3	30	421																								
8	0940	SHEDS/PORT	0 100	16	14	224.00	SF	30.00	30.00	100	1990	1990	3	20	1,344																								
LAND DESCRIPTION										TOTAL OB/XF										23,537																			
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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	34.47	AC		1.00	1.00	1.00	525.00	525.00	18,097																						
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	49.00	AC		1.00	1.00	1.00	190.00	190.00	9,310																						
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	30.80	AC		1.00	1.00	1.00	370.00	370.00	11,396																						
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	114.27	AC		1.00	1.00	1.00	5,500.00	5,500.00	628,485																						
REVIEW DATE		09/14/2020		BY		TWA		Total Acres: 115.27		Total Land Value: 83,803		Market: 628,485		Agricultural: 38,803		Common: 45,000		PRINTED 07/30/2025 BY SYS																					