BLOCK 3 LOT 8
OR 498/303 & OR 728/600
EX R/W IN OR 106/454

GREEN LARRY D & CAROLYN
2912 NOEL TRAIL
HILLIARD, FL 32046

2025

41-4N-23-2100-0003-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

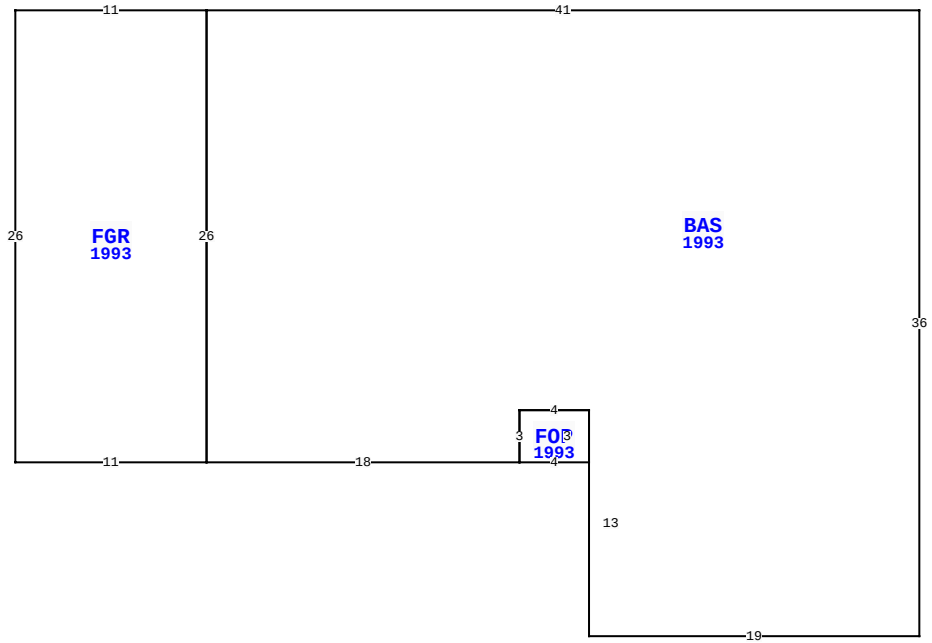
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1993	1,244	98,623
FGR	286	55	1993	157	12,447
FOP	12	30	1993	4	317
TOTALS	1,542			1,405	111,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,405	131.0400	131.04	184,111	1965	1965	0	0	0	39.50	60.50

1 SINGLE FAM – 100% - 0 Heated Area: 1244 HX Base Yr 1987



2912 NOEL TRL, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,387
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		38,000
TOTAL MARKET VALUE		155,387
SOH/AGL Deduction		72,691
ASSESSED VALUE		82,696
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		26,974
TOTAL JUST VALUE		155,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16225	ADDITION	19,800	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0728/0600	4/25/1995	QC	U	I		100
GRANTOR: DICKENS G LEE JR						
GRANTEE: GREEN LARRY & CAROL						
0498/0303	9/01/1986	WD	Q	I		41,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W11 S26 E11 N26$ S26 E18
FOP=[YR=1993] E4 N3 W4 S3$ N3 E4 S13 E19 N36$.

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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1980	1980	3	30	780	
2	2701	QUONSET GD	0	100	30	20	600.00	SF	15.00	15.00	100	2007	2007	3	58	5,220	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	38,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 07/30/2025 BY SYS