

BLOCK 4 LOT 7
IN OR 2175/1017
ST MARYS HIGHLANDS PB 5/12-13

REWIS BILLY C
29131 ST MARYS CIRCLE
HILLIARD, FL 32046

2025

41-4N-23-2100-0004-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,228	100	1993	1,228	91,770
FGR	570	55	1993	314	23,466
FOP	168	30	1993	50	3,737
FOP	155	30	2004	46	3,438
FUS	868	100	1993	868	64,867

TOTALS	2,989			2,506	187,276
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,033.00	SF	4.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0752	USP	0	0	20	14	280.00	SF	15.00
4	1242	WD DECK A	0	0	19	10	190.00	SF	15.00
5	1242	WD DECK A	0	0	13	9	117.00	SF	15.00
6	1242	WD DECK A	0	0	24	3	72.00	SF	5.00
7	0680	POLE SHED	0	0	20	18	360.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	0	0005	OR	0.00	0.00	1.00

REVIEW DATE	03/25/2024	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,506	120.3360	120.34	301,572	1966	1966	0	0	0 37.90	62.10
1 SINGLE FAM - 0% - 0											
Heated Area: 2096											
HX Base Yr											

29131 ST MARYS CIR, HILLIARD	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	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	0812	CONCRETE C	0	0	0	0	1,033.00	SF	4.00	4.00	100	1966	1966	3	20	826	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1966	1966	3	27	945	
3	0752	USP	0	0	20	14	280.00	SF	15.00	15.00	100	1985	1985	3	20	840	
4	1242	WD DECK A	0	0	19	10	190.00	SF	15.00	15.00	100	1990	1990	3	20	570	
5	1242	WD DECK A	0	0	13	9	117.00	SF	15.00	15.00	100	1990	1990	3	20	351	
6	1242	WD DECK A	0	0	24	3	72.00	SF	5.00	5.00	100	1990	1990	3	20	72	
7	0680	POLE SHED	0	0	20	18	360.00	SF	10.00	10.00	100	2024	2018	84		3,024	

TOTAL OB/XF													6,628	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
05 OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00				

Total Acres: 0.00	Total Land Value: 90,000	Market: 0	Agricultural: 0	Common: 90,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				187,276	
TOTAL MARKET OB/XF VALUE				6,628	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				283,904	
SOH/AGL Deduction				42,637	
ASSESSED VALUE				241,267	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				241,267	
TOTAL JUST VALUE				283,904	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				266,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2175/1017	1/31/2018	QC	U	I	11	100	
GRANTOR: WHITTLE PATRICIA JEAN							
GRANTEE: WHITTLE PATRICIA &							
1573/0365	6/23/2008	PR	Q	I	01	100	
GRANTOR: WHITTLE PATRICIA J P/							
GRANTEE: WHITTLE PATRICIA JE							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-31,1] W24 S15 E24 S17 E31 N28 W31 N4 \$									
FGR=[YR=1993;ORIG=-55,16] S23 E27 N6 W3 N17 W24 \$									
FOP=[YR=1993;ORIG=-28,39] E28 N6 W28 S6 \$									
FUS=[YR=2004;ORIG=0,0] W31 S1 S4 E31 N5 \$									
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