BLK 5 LOT 4
ST MARYS HIGLANDS PBK 5/12

DAYSPRING PROP SERVICES LLC
PO BOX 1080
HILLIARD, FL 32046

2025

41-4N-23-2100-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

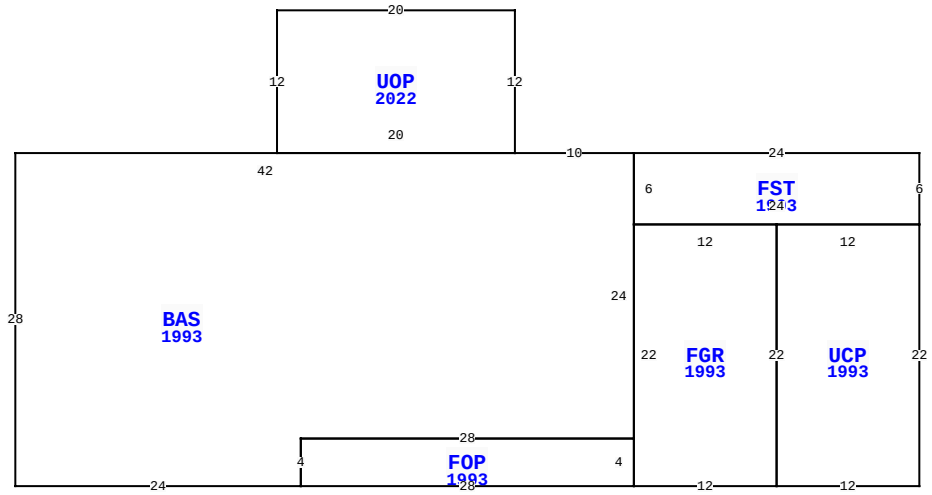
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	16	EPOXY STRP 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,344	100	1993	1,344	123,935
FGR	264	55	1993	145	13,371
FOP	112	30	1993	34	3,135
FST	144	55	1993	79	7,285
UCP	264	20	1993	53	4,887
UOP	240	20	2022	48	4,426
TOTALS	2,368			1,703	157,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	130.8000	130.80	222,752	1968	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1344 HX Base Yr



2960 ST MARYS CIR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	157,040
TOTAL MARKET OB/XF VALUE	909
TOTAL LAND VALUE - MARKET	38,000
TOTAL MARKET VALUE	195,949
SOH/AGL Deduction	0
ASSESSED VALUE	195,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,949
TOTAL JUST VALUE	195,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001965	NEW ROOF	0	02/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1782	1/27/2023	QC	U	I	11	100
GRANTOR: ADKINS DOUGLAS D						
GRANTEE: DAYSPRING PROPERTY						
2593/0667	9/23/2022	WD	Q	I	01	193,000
GRANTOR: FIN HOMES LLC						
GRANTEE: ADKINS DOUGLAS D						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W24 BAS=[YR=1993] W10 UOP=[YR=2022] N12 W20 S12 E20$ W42 S28 E24 FOP=[YR=1993] E28 FGR=[YR=1993] E12 UCP=[YR=1993] E12 N22 W12 S22$ N22 W12 S22$ N4 W28 S4$ N4 E28 N24$ S6 E24 N6$.

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	0811	CONCRETE B	0	0	0	0	874.00	SF	5.20	5.20	100	1968	1968	3	20	909	

LAND DESCRIPTION

TOTAL OB/XF 909

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	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 08/10/2021 BY TWX Total Acres: 0.00 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 07/30/2025 BY SYS