PT OF EDWARD DIXON GRANT
SEC'S 42 & 49-4N-23E IN
OR 2233/580 (EX UTIL ESMT

PENNINGTON HEATHER R
28000 LIBERTY TR
HILLIARD, FL 32046

**2025**

**42-4N-23-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

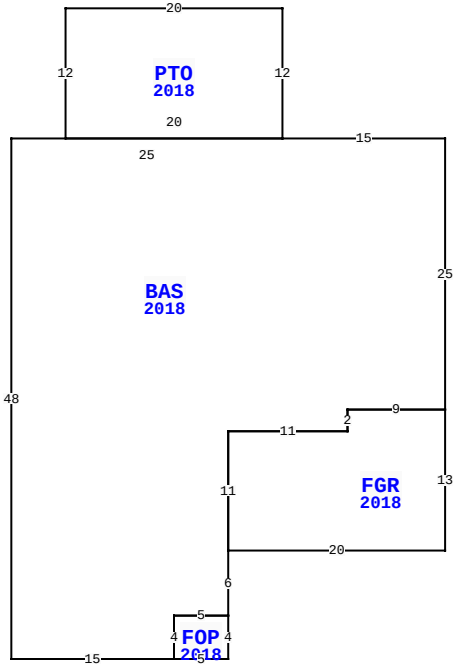
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,462 | 100 | 2018 | 1,462 | 184,596 |
| FGR | 238 | 55 | 2018 | 131 | 16,541 |
| FOP | 20 | 30 | 2018 | 6 | 758 |
| PTO | 240 | 5 | 2018 | 12 | 1,515 |
| TOTALS | 1,960 | | | 1,611 | 203,408 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,611 | 129.4992 | 129.50 | 208,624 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1462 HX Base Yr 2020




28000 LIBERTY TR, 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 | | 203,408 |
| TOTAL MARKET OB/XF VALUE | | 2,724 |
| TOTAL LAND VALUE - MARKET | | 63,000 |
| TOTAL MARKET VALUE | | 269,132 |
| SOH/AGL Deduction | | 94,800 |
| ASSESSED VALUE | | 174,332 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 123,610 |
| TOTAL JUST VALUE | | 269,132 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 238,945 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18009759 | CO ISSUED | 0 | 09/25/2018 |
| 18007329 | NEW CONSTR | 182,889 | 07/18/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2233/0580 | 10/24/2018 | WD | Q | I | 01 | 158,000 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: PENNINGTON HEATHER | | | | | | |
| 2210/1890 | 7/11/2018 | QC | U | V | 11 | 100 |
| GRANTOR: PENNINGTON HEATHER | | | | | | |
| GRANTEE: KEN GREENE CONTRACT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W15 PTO=[YR=2018] N12 W20 S12 E20$ W25 S48 E15 FOP=[YR=2018] E5 N4 W5 S4$ N4 E5 N6 FGR=[YR=2018] E20 N13 W9 S2 W11 S11$ N11 E11 N2 E9 N25$.

## 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 | 100 | 0 | 0 | 540.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 2,724 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,724

| 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 | | OR | 0.00 | 0.00 | 1.40 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 63,000 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.40 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS