IN OR 2800/738
EX 1-7

BLALOCK KENNETH JR & LAURA
28727 TRACY RD
HILLIARD, FL 32046

2025

47-4N-23-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28727 TRACY RD, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,231
TOTAL LAND VALUE - MARKET	214,350
TOTAL MARKET VALUE	222,581
SOH/AGL Deduction	117,143
ASSESSED VALUE	105,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,438
TOTAL JUST VALUE	222,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/738	7/11/2025	WD	Q	I	05	336,400
GRANTOR: MCCULLOUGH JAMES CHAD						
GRANTEE: BLALOCK KENNETH JR						
2800/736	1/24/2025	FJ	U	I	11	0
GRANTOR: HORNE WILBUR KELLY ES						
GRANTEE: MCCULLOUGH JAMES CH						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	16	16	256.00	SF	40.00	40.00	100	2008	2008	3	48	4,915	
2	0350	CARPORT WD	0	0	24	20	480.00	SF	13.00	13.00	100	2008	2008	3	31	1,934	
3	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2008	2008	3	48	1,382	

LAND DESCRIPTION

TOTAL OB/XF 8,231

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	AC		1.00	1.00	2.25	45,000.00	101,250.00	101,250							
2	000100	C	RES	0	0005	OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	113,100							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 6.80 Total Land Value: 214,350 Market: 0 Agricultural: 0 Common: 214,350 PRINTED 07/30/2025 BY SYS