

SIMMONS VICKIE J
20518 GORDON HILL LN S
HILLIARD, FL 32046

48-3N-25-4196-0116-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms3 100Frame02WOOD FRAME 100StoriesUnits1. 1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA05NEIGHBORHOOD/LOC5011.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,58410019931,58444,403USP3205019931604,485TOTALS1,9041,74448,888

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND0820021,744116.800093.44162,959198919940070.0030.00Heated Area: 1584HX Base YrUSP 1993BAS 1993

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE48,888TOTAL MARKET OB/XF VALUE6,090TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE99,978SOH/AGL Deduction33,561ASSESSED VALUE66,417TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE66,417TOTAL JUST VALUE99,978NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE116,533

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE0918/06082/04/2000WDUUI071,857GRANTOR:CARTER KIMBERLY SUEGRANTEE:SIMMONS VICKIE J0885/12426/03/1999WDQI100GRANTOR:CARTER KIMBERLY & SUEGRANTEE:SIMMONS VICKIE J

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W40 S8 BAS=[YR=1993] W26 S24 E66 N24 W40\$ E40 N8\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES11242WD DECK A001015150.00SF10.0010.00100202020203861,29020500FP-PRE FAB00001.00UT3,500.003,500.00100198919893642,24030810CONCRETE A0000547.00SF6.506.50100199719973722,560

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCTADJTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES00005OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE05/05/2022BYKBA

Total Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS