



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

1903

COMMON BRK 100 GABLE/HIP 100

Roof Structur

1205

MODULAR MT 100 DRYWALL 100

Roof Cover

1205

HARDWOOD 100

Interior Wall

0101

NONE 100

Interior Floo

0101

NONE 100

Air Condition

0101

NONE 100

Heating Type

0101

NONE 100

Bedrooms

0101

NONE 100

Bathrooms

0101

NONE 100

Frame

0101

NONE 100

Stories

0101

NONE 100

Units

0101

NONE 100

BUD8 Adjustme

0101

NONE 100

Occupancy

0101

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

TOTALS

1,560

1,344

89,177

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,344

120.6400

120.64

162,140

1954

1954

0

0

45.00

55.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1200

HX Base Yr 2023

FSP

1993

BAS

1993

FSP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/21/2025

MLU

EXTRA FEATURES

2845 FOXGLOVE PL, HILLIARD

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

0510

GARAGE WD-

0100

3420

680.00

SF

26.95

26.95

100

1970

1970

3

20

3,665

LAND DESCRIPTION

TOTAL OB/XF

3,665

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0007

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

45,000.00

45,000.00

45,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 1.00

Total Land Value: 45,000

Market: 0

Agricultural: 0

Common: 45,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

89,177

TOTAL MARKET OB/XF VALUE

3,665

TOTAL LAND VALUE - MARKET

45,000

TOTAL MARKET VALUE

137,842

SOH/AGL Deduction

75,950

ASSESSED VALUE

61,892

TOTAL EXEMPTION VALUE

36,892

BASE TAXABLE VALUE

25,000

TOTAL JUST VALUE

137,842

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

119,155

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1299/0550

3/02/2005

QC

U

I

07

100

GRANTOR:MUSSELMAN DIANE FREDI

GRANTEE:MUSSELMAN DIANE F &

1284/1847

12/30/2004

QC

Q

I

01

100

GRANTOR:MUSSELMAN DIANE FREDI

GRANTEE:MUSSELMAN DIANE & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] W13 S10 E13 N10 \$ S10 W13 S28 E6 FSP=[YR=1993] S10 E23 N10 W23 \$ E29 N38 \$ .