

CAMPBELL MICAELA RAE
49095 VOW LN
HILLIARD, FL 32046

49-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		31	HARDIE BRD 100							0500	01	2,807	108.6720	171.70	481,962	2024	2024		0	0	0.00	100.00	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 2025										Heated Area: 2590										HX Base Yr 2025										Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100							The diagram shows a large rectangular lot with a smaller rectangular building footprint (FOP) centered within it. The lot dimensions are 48' by 48'. The FOP dimensions are 25' by 25'. There are also some irregular shapes at the bottom right corner of the lot.										BUILDING MARKET VALUE										481,962																			
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										2,080																			
Interior Floor		13	LVT/LAMNT 80																	TOTAL LAND VALUE - MARKET										263,755																			
Interior Floor		11	CLAY TILE 20																	TOTAL MARKET VALUE										747,797																			
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										0																			
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										747,797																			
Bedrooms			4 100																	TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms			3 100																	BASE TAXABLE VALUE										697,075																			
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										747,797																			
Stories		1.	1. 100																	NCON VALUE										484,042																			
Units			0 100							INCOME VALUE																																							
										PREVIOUS YEAR MKT VALUE										266,660																													
Quality		03	Quality Level 03																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM							MKT AREA			05																																							
NEIGHBORHOOD/LOC		5001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	2,590	100	2025	2,590	444,703																																												
FOP	40	30	2025	12	2,060																																												
FOP	282	30	2025	85	14,595																																												
FOP	400	30	2025	120	20,604																																												
TOTALS		3,312			2,807	481,962																																											
EXTRA FEATURES										49095 VOW LN, HILLIARD										BLD DATE				LGL DATE		05/14/2025		MLU																					
																				XF DATE				LAND DATE																									
																				INC DATE				AG DATE																									
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																																	
3	0810	CONCRETE A	0	100	80	4		320.00 SF	6.50	6.50	100	2025	2024	100	2,080																																		
LAND DESCRIPTION										TOTAL OB/XF										2,080																													
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	0005	OR	0.00	0.00	18.19	AC		1.00	1.00	1.00	14,500.00	14,500.00	263,755																																
REVIEW DATE 05/14/2024 BY TWX Total Acres: 18.19 Total Land Value: 263,755 Market: 0 Agricultural: 0 Common: 263,755 PRINTED 07/30/2025 BY SYS																																																	