PT OF NE1/4 & SE1/4 OF
SEC 3-1N-23E IN OR 2449/1729
(EX OR 2013/1152 & OR 2098/214

THOMPSON GERALD KEITH & PAULA
19021 MAGNOLIA VIEW LN
HILLIARD, FL 32046

2026

03-1N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

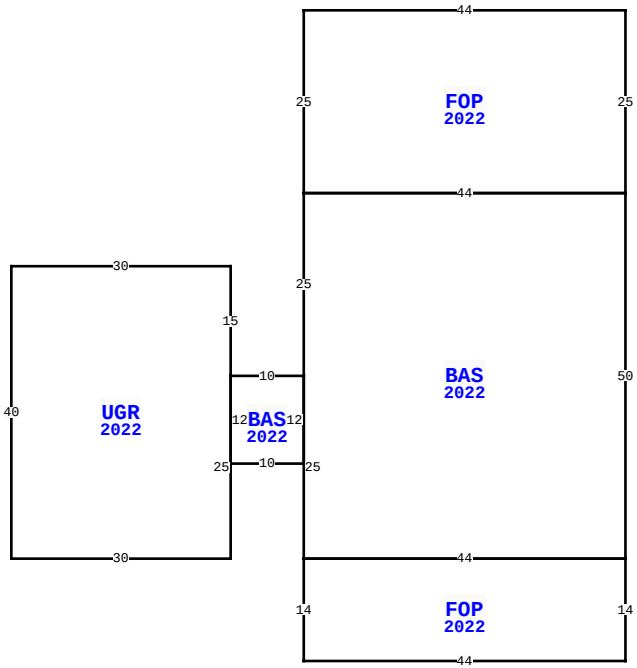
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	6000	PASTURELAND 1
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	120	100	2022	120	13,196
BAS	2,200	100	2022	2,200	241,924
FOP	616	30	2022	185	20,343
FOP	1,100	30	2022	330	36,288
UGR	1,200	45	2022	540	59,382
TOTALS	5,236			3,375	371,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,375	80.3160	111.64	376,785	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2320 HX Base Yr 2023



19021 MAGNOLIA VIEW LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		371,133
TOTAL MARKET OB/XF VALUE		16,425
TOTAL LAND VALUE - MARKET		364,111
TOTAL MARKET VALUE		423,997
SOH/AGL Deduction		138,525
ASSESSED VALUE		285,472
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,061
TOTAL JUST VALUE		751,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004901	CO ISSUED	0	08/01/2022
21013788	NEW CONSTR	467,358	10/08/2021
21013560	GARAGE	50	10/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1729	3/19/2021	WD	Q	V	02	300,000
GRANTOR: CONNER CHAD C						
GRANTEE: THOMPSON GERALD KEI						
2000/0745	8/27/2015	TD	Q	V	02	315,300
GRANTOR: SHEFFIELD J HOWARD TR						
GRANTEE: CONNER CHAD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-44,25] S25 S25 E44 N50 W44 $
UGR=[YR=2022;ORIG=-54,50] N15 W30 S40 E30 N25 $
FOP=[YR=2022;ORIG=0,0] W44 S25 E44 N25 $
FOP=[YR=2022;ORIG=-44,75] S14 E44 N14 W44 $
BAS=[YR=2022;ORIG=-44,50] W10 S12 E10 N12 $
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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	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2006	2006	3	36	12,960	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 16,425

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	34.43	AC		1.00	1.00	1.00	370.00	370.00	12,739							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	170.00	170.00	1,700							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	44.43	AC		1.00	1.00	0.70	11,000.00	7,700.00	342,111							

REVIEW DATE 01/01/2023 BY CD Total Acres: 46.43 Total Land Value: 36,439 Market: 342,111 Agricultural: 14,439 Common: 22,000 PRINTED 07/09/2026 BY SYS