



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	2,269	100	2006	2,269	287,524
FGR	440	55	2006	242	30,666
FOP	135	30	2006	40	5,069
FOP	248	30	2006	74	9,377
TOTALS	3,092			2,625	332,636

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
3	0681	POLE SHED	0	100	14	14	196.00	SF 15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	4.26

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,625	105.6960	146.92	385,665	2006	2006	0	0	0	13.75	86.25	
1 SNGL FAM 100% - 2023 Heated Area: 2269 HX Base Yr 2023													
23248 OUTPOST LN, HILLIARD													
				BLD DATE	03/03/2023	NW	LGL DATE						
				XF DATE			LAND DATE						
				INC DATE			AG DATE						
								05/12/2026	MLU				

TOTAL OB/XF													
3,668													

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					352,287				
TOTAL MARKET OB/XF VALUE					3,668				
TOTAL LAND VALUE - MARKET					119,280				
TOTAL MARKET VALUE					475,235				
SOH/AGL Deduction					13,102				
ASSESSED VALUE					462,133				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					410,722				
TOTAL JUST VALUE					475,235				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					473,927				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018744	ADDITION	59,832	12/21/2022
E17865	ELEC OTHER	2,000	08/01/2006
M11953	MECH OTHER	0	08/01/2006
C17664	CO ISSUED	180,000	05/01/2006
B17664	NEW CONSTR	180,000	05/01/2006
R09220	REPAIR/RRF	4,500	05/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2590/1325	9/09/2022	WD	Q	I	02	492,500			
GRANTOR: MCKENDREE LEISA R & M									
GRANTEE: HEITMAN NANCY J & R									
1025/1824	12/19/2001	WD	Q	I	01	100			
GRANTOR: REEVES GERALDINE & J									
GRANTEE: MCKENDREE LEISA R &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W15 FOP=[YR=2006] W15 S9 E15 N9\$ S9 W15 N9 W12 FGR=[YR=2006] N13 W23 S24 E9 N8 E14 N3\$ S3 W14 S8 W5 S30 E18 FOP=[YR=2006] S8 E31 N8 W31\$ E43 N41\$.									

HEITMAN NANCY J & RICHARD A
23248 OUTPOST LANE
HILLIARD, FL 32046

03-2N-23-0000-0008-0060

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