PT W1/2 OF NE1/4 OF SE1/4
IN OR 2076/1035
(EX 9-4)

BROWN TIMOTHY L
23714 LULU LN
HILLIARD, FL 32046

2026

03-2N-23-0000-0009-0030

BUILDING CHARACTERISTICS

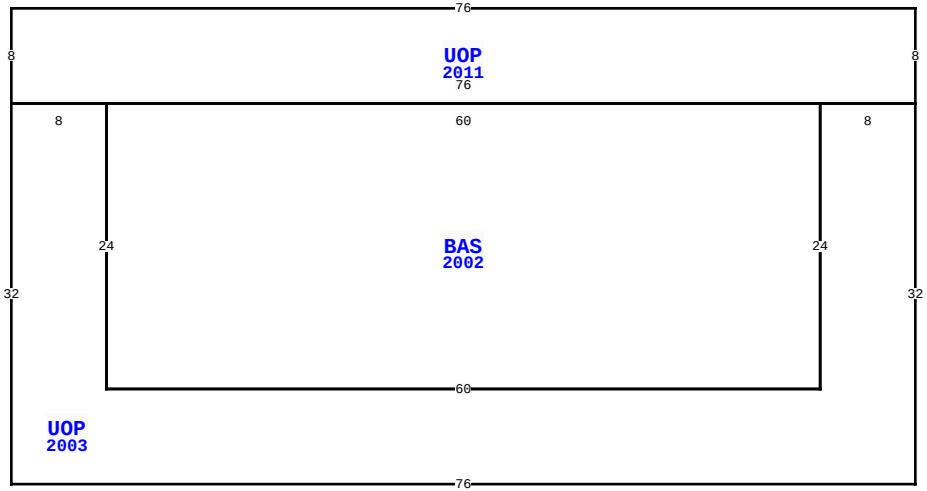
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,440	100	2002	1,440	167,430
UOP	992	20	2003	198	23,022
UOP	608	20	2011	122	14,185
TOTALS	3,040			1,760	204,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,760	124.7750	131.01	230,578	2002	2002	0	0	0	11.25	88.75

1 SINGLE FAM 100% - 2017 Heated Area: 1440 HX Base Yr 2017



23714 LULU LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/25/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,638
TOTAL MARKET OB/XF VALUE		8,991
TOTAL LAND VALUE - MARKET		230,690
TOTAL MARKET VALUE		234,387
SOH/AGL Deduction		92,234
ASSESSED VALUE		142,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,742
TOTAL JUST VALUE		444,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007985	ROOF - METAL	30,000	06/22/2023
B0108094	NEW CONSTR	70,000	03/01/2001
E017881	TEMP POLE	0	03/01/2001
B007204	NEW CONSTR	28,800	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2076/1035	9/29/2016	WD	Q	I	01	205,000
GRANTOR: MOODY MILDRED F						
GRANTEE: BROWN TIMOTHY L						
1937/1642	9/17/2014	WD	U	I	11	100
GRANTOR: THOMAS CECIL J						
GRANTEE: THOMAS CECIL J & MI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] N8W76S8E76$UOP=[YR=2003] W8 BAS=[YR=2002] W60 S24 E60N24$ S24 W60 N24 W8 S32 E76 N32$.

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	0510	GARAGE WD-	0	100	36	24	720.00	SF	35.00	35.00	100	2000	2000	3	26	6,552	
3	0940	SHEDS/PORT	0	100	24	6	144.00	SF	30.00	30.00	100	2002	2002	3	20	864	
4	0680	POLE SHED	0	100	36	10	360.00	SF	10.00	10.00	100	2002	2002	3	28	1,008	
5	0681	POLE SHED	0	100	15	9	135.00	SF	15.00	15.00	100	2002	2002	3	28	567	

LAND DESCRIPTION

TOTAL OB/XF 8,991

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	17,000.00	17,000.00	17,000							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	9.57	AC		1.00	1.00	1.00	330.00	330.00	3,158							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	200.00	200.00	600							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.57	AC		1.00	1.00	1.00	17,000.00	17,000.00	213,690							

REVIEW DATE 01/01/2023 BY CD Total Acres: 13.57 Total Land Value: 20,758 Market: 213,690 Agricultural: 3,758 Common: 17,000 PRINTED 07/09/2026 BY SYS