

PT OF SE 1/4 OF SE 1/4
IN OR 803/918
UTIL ESMT IN OR 2577-1779

BRANNEN MICHAEL W & ANITA E/
3371 SMITH ROAD
HILLIARD, FL 32046

2026

03-2N-23-0000-0010-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

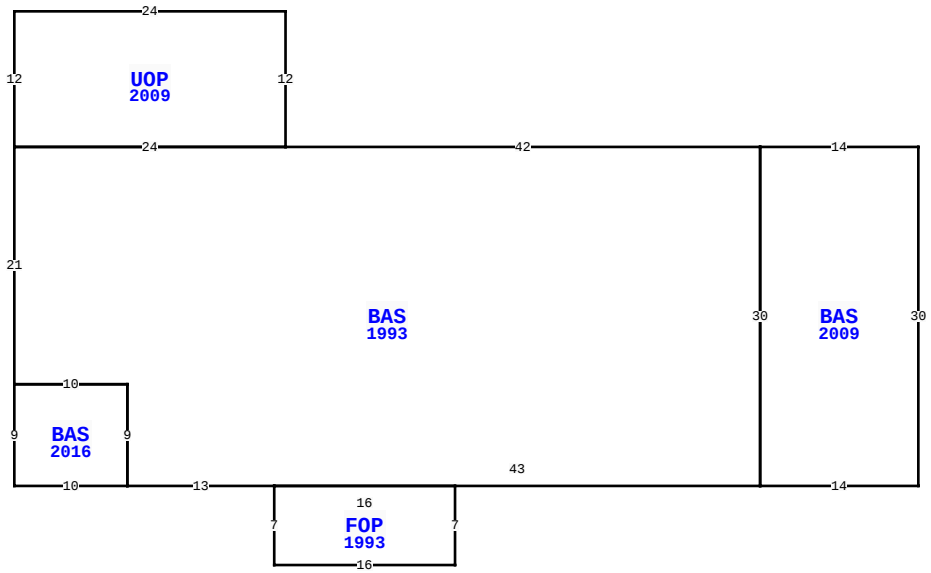
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1993	1,890	173,230
BAS	420	100	2009	420	38,496
BAS	90	100	2016	90	8,249
FOP	112	30	1993	34	3,116
UOP	288	20	2009	58	5,316
TOTALS	2,800			2,492	228,407

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0350	CARPORT WD	0 100	30	24	720.00	SF	13.00	13.00
6	0681	POLE SHED	0 100	0	0	2,800.00	SF	37.50	37.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0	0007	OR	0.00	0.00	9.00
3	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	9.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,492	91.5840	127.30	317,232	1973	1985	0	0	28.00	72.00	
1 SNGL FAM			100% - 1998	Heated Area: 2400				HX Base Yr 1998				



3371 SMITH RD, HILLIARD

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

TOTAL OB/XF												
82,886												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985
4	0350	CARPORT WD	0 100	30	24	720.00	SF	13.00	13.00	100	2007	2007
6	0681	POLE SHED	0 100	0	0	2,800.00	SF	37.50	37.50	100	2016	2016

TOTAL OB/XF												
82,886												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00
2	006000	A	PASTURE - HA	0	0007	OR	0.00	0.00	9.00	AC		1.00
3	009910	M	MARKET VALUE	0	0007	OR	0.00	0.00	9.00	AC		1.00

Total Acres: 10.00 Total Land Value: 22,330 Market: 171,000 Agricultural: 3,330 Common: 19,000

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,124
TOTAL MARKET OB/XF VALUE		82,886
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		362,340
SOH/AGL Deduction		172,804
ASSESSED VALUE		189,536
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,125
TOTAL JUST VALUE		530,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010714	NEW ROOF	25,000	08/21/2023
6480	REMODEL	21	02/08/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0803/0918	8/18/1997	WD	Q	I		185,000	
GRANTOR: SMITH NOAH D & HAZEL							
GRANTEE: BRANNEN MICHAEL W &							
0140/0140	2/04/1973	WD	U	V		100	
GRANTOR: HODGES DOUGLAS J & DO							
GRANTEE: SMITH DIANE							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W14 BAS=[YR=1993] W42 UOP=[YR=2009] N12 W24 S12
E24\$ W24 S21 BAS=[YR=2016] S9 E10 N9 W10\$ E10 S9 E13
FOP=[YR=1993] S7 E16 N7 W16\$ E43 N30\$ S30 E14 N30\$.

BRANNEN MICHAEL W & ANITA E/
3371 SMITH ROAD
HILLIARD, FL 32046

03-2N-23-0000-0010-0010

Building Characteristics

Element	CD	CONSTRUCTION									
Exterior Wall	25	MOD METAL 100									
Roof Structur	03	GABLE/HIP 100									
Roof Cover	12	MODULAR MT 100									
Interior Wall		N/A 100									
Interior Floo	03	CONC FINSH 100									
Air Condition	99	N/A 100									
Heating Type		N/A 100									
Bedrooms		0 100									
Bathrooms		0 100									
Frame	05	STEEL 100									
Stories	0	0 100									
Units		0 100									
Occupancy	00	NONE 100									