

PT GOVT LOTS 1 & 2 OF
SEC 4-1N-23E IN OR 1036/155
(EX PT IN OR 994/276,

ALDERMAN MARK D SR & KAREN C/
18220 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	5901	HARDWOOD SI 70-79
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	2,494	100	2007	2,494	391,846
FGR	611	55	2007	336	52,790
FOP	379	30	2007	114	17,912
FOP	512	30	2007	154	24,196
FST	1,431	55	2007	787	123,650

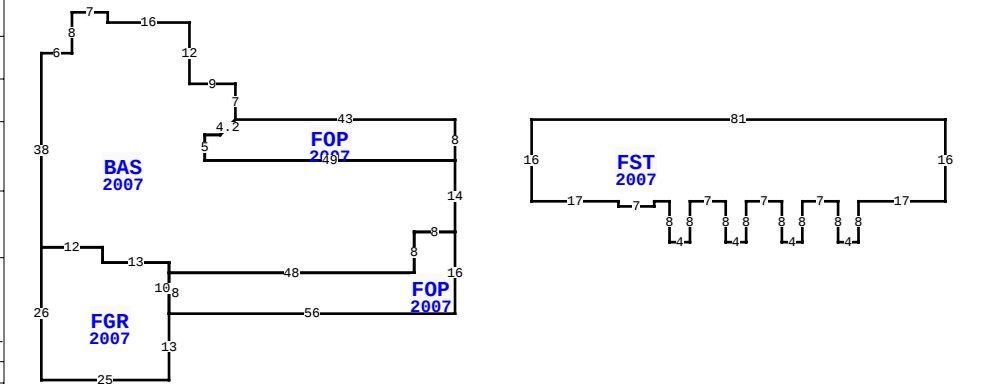
TOTALS	5,427			3,885	610,393
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	29	20	580.00	SF	29.75
4	0510	GARAGE WD-	0	100	20	11	220.00	SF	35.00
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	600.00
7	1076	TRELLIS A	0	100	0	0	400.00	SF	7.50

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	009530	C	POND	100		OR	0.00	0.00	0.65
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.00
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	18.83
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.83

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,885	128.4435	178.54	693,628	2007	2007	0	0	12.00	88.00	
1 SNGL FAM 100% - 2008 Heated Area: 2494 HX Base Yr 2008												



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	11/04/2024

18220 HOOT OWL HOLW, HILLIARD

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	0510	GARAGE WD-	0	100	29	20	580.00	SF	29.75	29.75	100	2007	2007	3	40	6,902	
4	0510	GARAGE WD-	0	100	20	11	220.00	SF	35.00	35.00	100	2007	2007	3	40	3,080	
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	600.00	600.00	100	2016	2016	3	65	390	
7	1076	TRELLIS A	0	100	0	0	400.00	SF	7.50	7.50	100	2016	2016	3	95	2,850	

TOTAL OB/XF										16,337							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000
2	009530	C	POND	100		OR	0.00	0.00	0.65	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,625
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	18.83	AC		1.00	1.00	1.00	200.00	200.00	3,766
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.83	AC		1.00	1.00	1.00	13,000.00	13,000.00	322,790

Total Acres:	26.48	Total Land Value:	20,611	Market:	322,790	Agricultural:	5,986
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 6				
BUILDING MARKET VALUE										Tax Dist:				610,393
TOTAL MARKET OB/XF VALUE														16,337
TOTAL LAND VALUE - MARKET														337,415
TOTAL MARKET VALUE														647,341
SOH/AGL Deduction														335,287
ASSESSED VALUE														312,054
TOTAL EXEMPTION VALUE										HX HB				51,411
BASE TAXABLE VALUE														260,643
TOTAL JUST VALUE														964,145
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														1,042,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12015	MECH OTHER	0	09/01/2006
R09636	REPAIR/RRF	15,700	08/01/2006
P11325	OTHER	0	07/01/2006
C17944	CO ISSUED	0	06/01/2006
B0617944	NEW CONSTR	354,354	06/01/2006
MH4545	MH MOVE-ON	0	02/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1036/0155	1/28/2002	WD	Q	V		105,000			
GRANTOR:TANNER IRIS BRADDOCK									
GRANTEE:ALDERMAN MARK D SR									
0753/1567	3/07/1996	FJ	U	I	18	100			
GRANTOR:NASSAU CLERK OF COURT									
GRANTEE:TANNER IRIS BRADDOCK									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2007] W43BAS=[YR=2007] N7W9N12W16 N2W7S8W6S38FGR=[YR=2007] S26E25N13 FOP=[YR=2007] E56N16W8S8W48S8\$N10W13 N3W12\$E12S3E13S2E48N8E8N14W49 N5E3 U3 R3 \$ D3 L3 W3S5E49N8\$ PTR=[YR=2007] E15FST=[YR=2007] E81S16W17S8 W4N8W7S8W4N8W7S8W4N8W3 S1W7N1W17N16\$W15\$.									