IN OR 1627/431
EX 4-8 & 1-8
2002/FTWD/DW/MH

MILLER SARAH ANN
18150 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

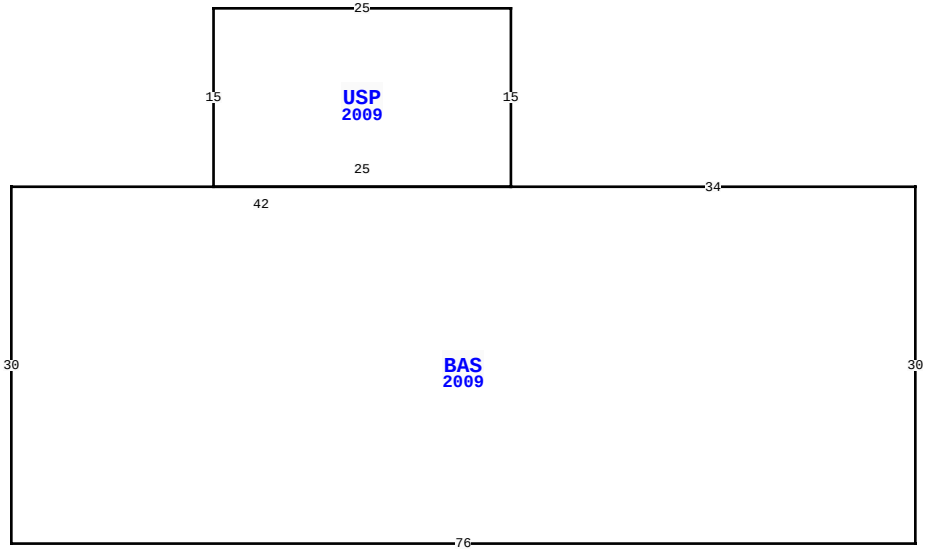
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2009	2,280	110,250
USP	375	50	2009	188	9,091
TOTALS	2,655			2,468	119,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,468	116.8000	105.12	259,436	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2010 Heated Area: 2280 HX Base Yr 2010



18150 HOOT OWL HOLW, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,613
TOTAL MARKET OB/XF VALUE		27,571
TOTAL LAND VALUE - MARKET		385,330
TOTAL MARKET VALUE		203,644
SOH/AGL Deduction		50,049
ASSESSED VALUE		153,595
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,184
TOTAL JUST VALUE		566,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633645	GARAGE	0	12/01/2016
C5192	CO ISSUED	0	05/19/2009
MH5192	MH MOVE-ON	0	05/01/2009
M14516	MECH OTHER	0	05/01/2009
P13765	PLUMBING	0	05/01/2009
WE00544	WELL	0	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1627/0431	4/23/2009	WD	U	I	30	203,500
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: MILLER SARAH ANN						
1424/1774	6/30/2006	WD	Q	V		245,000
GRANTOR: MIXON CLARK WILLIS						
GRANTEE: WILLIAMS CHRISTOPHE						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	
2	1242	WD DECK A	0	100	17	15	255.00	SF	10.00	10.00	100	2009	2009	3	31	791	
3	0680	POLE SHED	0	100	80	40	3,200.00	SF	10.00	10.00	100	2017	2017	3	78	24,960	

BUILDING DIMENSIONS

BAS=[YR=2009] W34 USP=[YR=2009] N15 W25 S15 E25$ W42 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 27,571

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.03	AC		1.00	1.00	1.00	170.00	170.00	1,365							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590							
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	395.00	395.00	7,505							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	374,330							

REVIEW DATE 01/01/2023 BY CD Total Acres: 35.03 Total Land Value: 22,460 Market: 374,330 Agricultural: 11,460 Common: 11,000 PRINTED 07/09/2026 BY SYS

IN OR 1627/431
EX 4-8 & 1-8
2002/FTWD/DW/MH

MILLER SARAH ANN
18150 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

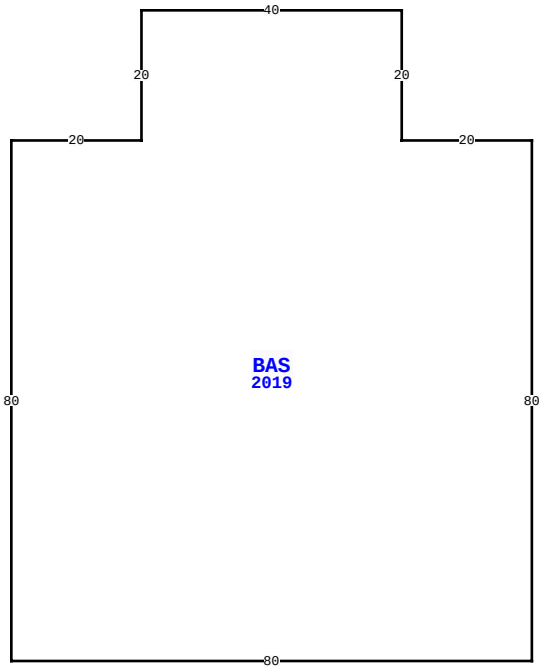
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,200	100	2019	7,200	34,272
TOTALS	7,200			7,200	34,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
8600	01	7,200	10.3788	2.80	20,160	2019	2019	0	0	170	11.00	170.00

2 BARNS 0% - 2010 Heated Area: 7200 HX Base Yr 2010



18150 HOOT OWL HOLW, HILLIARD

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XF DATE		LAND DATE	05/12/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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NCON VALUE		0
INCOME VALUE		
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GRANTEE: WILLIAMS CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 N20 W40 S20 W20 S80 E80 N80$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 35.03 Total Land Value: 22,460 Market: 374,330 Agricultural: 11,460 Common: 11,000 PRINTED 07/09/2026 BY SYS