PT GOVT LOT 1 OF SEC 4-1N-23E
IN OR 1274/1805
{1993 CLAY SW/MH}

ALDERMAN MARK D JR & TERI/
18205 HOOT OWL HOLW
HILLIARD, FL 32046-5634

**2026**

**04-1N-23-0000-0001-0060**

## 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

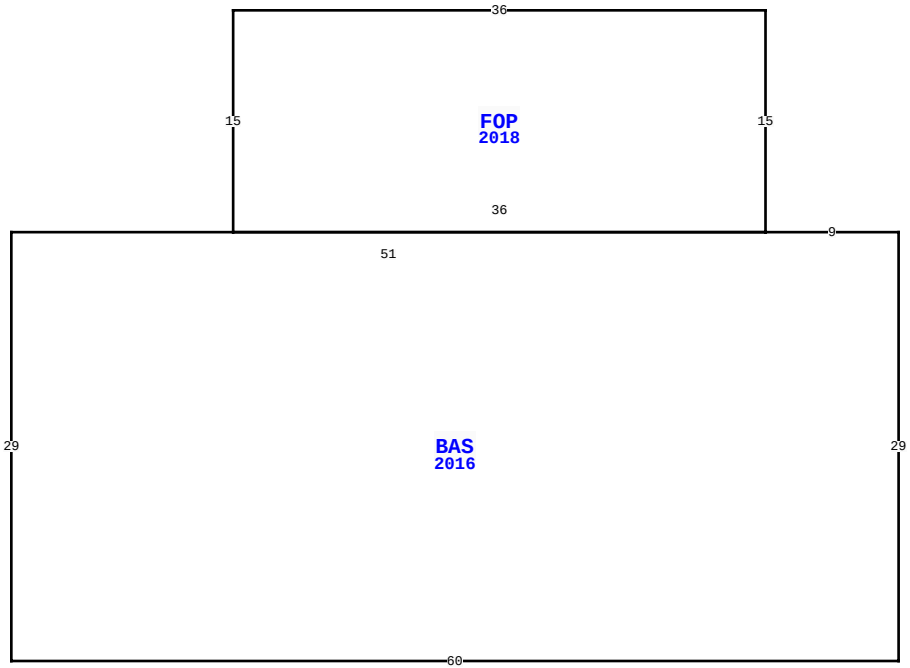
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,740 | 100 | 2016 | 1,740 | 176,628 |
| FOP | 540 | 30 | 2018 | 162 | 16,445 |
| TOTALS | 2,280 | | | 1,902 | 193,072 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,902 | 111.3000 | 105.74 | 201,117 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR MODULR 100% - 2006 Heated Area: 1740 HX Base Yr 2006




18205 HOOT OWL HOLW, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 193,072 |
| TOTAL MARKET OB/XF VALUE | | 15,163 |
| TOTAL LAND VALUE - MARKET | | 68,000 |
| TOTAL MARKET VALUE | | 276,235 |
| SOH/AGL Deduction | | 113,979 |
| ASSESSED VALUE | | 162,256 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 110,845 |
| TOTAL JUST VALUE | | 276,235 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 271,490 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1531554 | CO ISSUED | 0 | 02/02/2016 |
| B1531554 | NEW CONSTR | 0 | 12/30/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1274/1805 | 11/17/2004 | WD | Q | V | 01 | 100 |

GRANTOR: ALDERMAN MARK D & KAR
GRANTEE: ALDERMAN MARK D JR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W9 FOP=[YR=2018] N15 W36 S15 E36$ W51 S29 E60 N29$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0203 | BARN MTL 0 | 0 | 100 | 36 | 26 | 936.00 | SF | 18.00 | 18.00 | 100 | 2025 | 2021 | | 90 | 15,163 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,163

| 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 | 000100 | C | RES | 100 | 0007 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 68,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS