PT GOVT LOT 6 OF SEC 4-1N-23E
IN OR 2707/482

GRANTHAM STEPHANIE
17780 HOOT OWL HOLLOW
HILLIARD, FL 32046

2026

04-1N-23-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

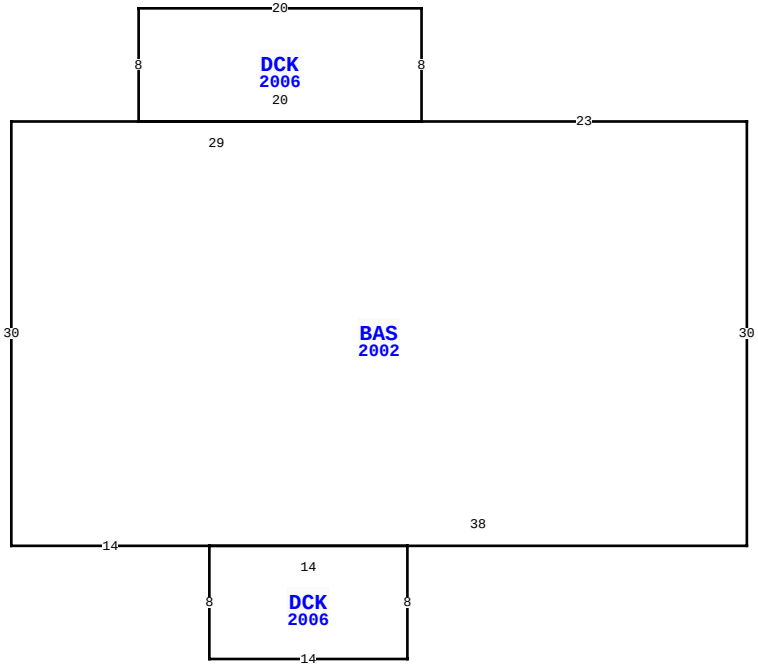
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2002	1,560	83,543
DCK	112	15	2006	17	910
DCK	160	15	2006	24	1,285
TOTALS	1,832			1,601	85,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,601	129.3600	116.42	186,388	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2016 Heated Area: 1560 HX Base Yr 2016



17780 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		85,738
TOTAL MARKET OB/XF VALUE		4,428
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		158,166
SOH/AGL Deduction		77,299
ASSESSED VALUE		80,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,456
TOTAL JUST VALUE		158,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995802	NEW CONSTR	106,170	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/482	2/23/2024	QC	U	I	11	100
GRANTOR: GRANTHAM JOSHUA O & S						
GRANTEE: GRANTHAM STEPHANIE						
2002/0608	9/10/2015	WD	Q	I	01	90,000
GRANTOR: ALDERMAN MARK D SR &						
GRANTEE: GRANTHAM JOSHUA O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 DCK=[YR=2006] N8 W20 S8 E20$ W29 S30 E14
DCK=[YR=2006] S8 E14 N8 W14$ E38 N30$.

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	0681	POLE SHED	0	100	45	12	540.00	SF	15.00	15.00	100	2002	2002	3	28	2,268	
2	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2006	2006	3	36	2,160	

LAND DESCRIPTION

TOTAL OB/XF 4,428

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