PT GOVT LOTS 8 9 & 10 OF
SEC 4-1N-23E IN OR 2268/271 &
OR 2282/695

BLYLER JESSIE A & DAPHNE L/
17436 DRAGGLE LANE
HILLIARD, FL 32046

2026

04-1N-23-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

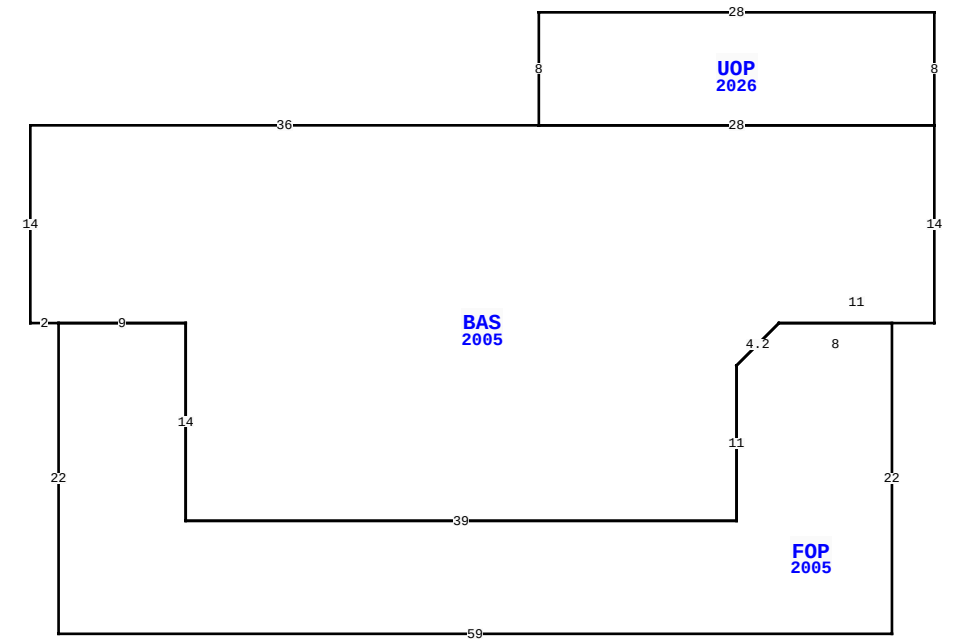
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,447	100	2005	1,447	204,685
FOP	748	30	2005	224	31,686
UOP	224	20	2026	45	6,365
TOTALS	2,419			1,716	242,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,716	106.5600	148.12	254,174	2005	2015	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2020 Heated Area: 1447 HX Base Yr 2020



17436 DRAGGLE LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,564
TOTAL MARKET OB/XF VALUE		18,568
TOTAL LAND VALUE - MARKET		818,070
TOTAL MARKET VALUE		313,912
SOH/AGL Deduction		71,802
ASSESSED VALUE		242,110
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,699
TOTAL JUST VALUE		1,096,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003615	REPAIR/RRF	13,000	05/08/2018
B19985	DEMOLITION	100	05/01/2007
B0413077	NEW CONSTR	104,985	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0695	6/14/2019	WD	Q	V	03	155,000
GRANTOR: FOURAKER EARL LAMAR J						
GRANTEE: BLYLER JESSIE ADAM						
2268/0271	4/11/2019	WD	Q	I	03	325,000
GRANTOR: FOURAKER EARL LAMAR J						
GRANTEE: BLYLER JESSIE ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W28 W36 S14 E2 E9 S14 E39 N11 U3R3 E11 N14 $
FOP=[YR=2005;ORIG=-62,14] S22 E59 N22 W8 D3L3 S11 W39 N14 W9 $
UOP=[YR=2026;ORIG=0,0] W28 N8 E28 S8 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
4	0680	POLE SHED	0	100	24	24	576.00	SF	10.00	10.00	100	2026	2024		98	5,645	
5	0680	POLE SHED	0	100	42	24	1,008.00	SF	10.00	10.00	100	2026	2024		98	9,878	

LAND DESCRIPTION

TOTAL OB/XF 18,568

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	20.80	AC		1.00	1.00	1.00	750.00	750.00	15,600							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	45.90	AC		1.00	1.00	1.00	200.00	200.00	9,180							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	66.70	AC		1.00	1.00	1.10	11,000.00	12,100.00	807,070							

REVIEW DATE 01/01/2023 BY CD Total Acres: 67.70 Total Land Value: 35,780 Market: 807,070 Agricultural: 24,780 Common: 11,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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
Quality	06	Quality Level 06

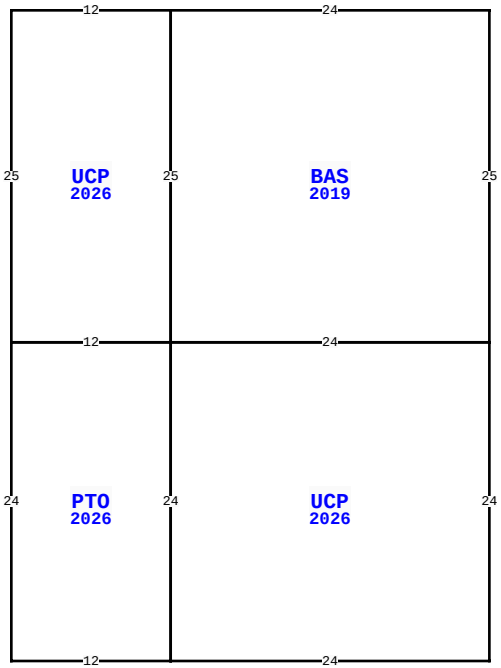
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2019	600	12,797
PTO	288	5	2026	14	299
UCP	300	20	2026	60	1,279
UCP	576	20	2026	115	2,452
TOTALS	1,764			789	16,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	789	58.1900	22.69	17,902	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2020 Heated Area: 600 HX Base Yr 2020



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2268/0271	4/11/2019	WD	Q	I	03	325,000
GRANTOR: FOURAKER EARL LAMAR J						
GRANTEE: BLYLER JESSIE ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S25 E24 N25 $
UCP=[YR=2026;ORIG=-24,0] W12 S25 E12 N25 $
UCP=[YR=2026;ORIG=-24,25] E24 S24 W24 N24 $
PTO=[YR=2026;ORIG=-24,25] W12 S24 E12 N24 $
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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

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