PT N1/2 OF SEC 4-3N-23E
IN OR 2705/1888
(EX OR 724/283 & OR 1376/1721

COPPS GARY N & CHERYL E L/E/
17223 TURKEY CREEK PL
HILLIARD, FL 32046

2026

04-3N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

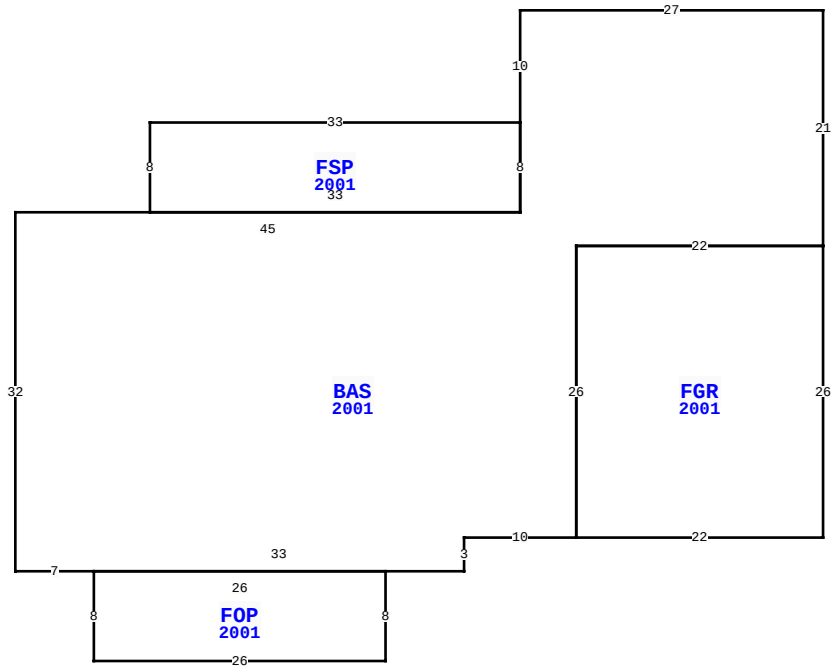
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,122	100	2001	2,122	239,516
FGR	572	55	2001	315	35,555
FOP	208	30	2001	62	6,998
FSP	264	40	2001	106	11,965
TOTALS	3,166			2,605	294,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,605	94.6944	131.63	342,896	2001	2006	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2001 Heated Area: 2122 HX Base Yr 2001



17223 TURKEY CREEK PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/20/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,033
TOTAL MARKET OB/XF VALUE		72,832
TOTAL LAND VALUE - MARKET		572,905
TOTAL MARKET VALUE		408,151
SOH/AGL Deduction		200,932
ASSESSED VALUE		207,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,808
TOTAL JUST VALUE		939,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		825,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008137	CO ISSUED	0	07/31/2019
19006649	MH MOVE-ON	0	06/21/2019
B1633016	XFOB	0	09/30/2016
E14341	ELEC OTHER	0	02/01/2005
E018301	NEW CONSTR	0	07/01/2001
B995742	NEW CONSTR	120,000	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1888	4/15/2024	QC	U	I	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: ANGLE AMY C						
2488/0834	8/16/2021	QC	U	V	11	100
GRANTOR: COPPS GARY N & CHERYL						
GRANTEE: BY FRANKLIN PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W27 S10 FSP=[YR=2001] W33 S8 E33 N8 $ S8 W45 S32 E7 FOP=[YR=2001] S8 E26 N8 W26 $ E33 N3 E10 FGR=[YR=2001] E22 N26 W22 S26 $ N26 E22 N21 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
5	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	2001	2001	3	27	2,333	
6	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	2001	2001	3	27	389	
7	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2001	2001	3	27	583	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
10	0530	STBL WD	0	100	48	24	1,152.00	SF	30.00	30.00	100	2003	2003	3	29	10,022	
11	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 72,832

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	40.20	AC		1.00	1.00	1.00	370.00	370.00	14,874							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.63	AC		1.00	1.00	1.00	170.00	170.00	1,637							
4	009530	C	POND	100		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,775							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	49.83	AC		1.00	1.00	1.00	11,000.00	11,000.00	548,130							

REVIEW DATE 05/26/2023 BY WWX Total Acres: 52.94 Total Land Value: 41,286 Market: 548,130 Agricultural: 16,511 Common: 24,775 PRINTED 07/09/2026 BY SYS