IN OR 2700/1460

KISOR DONNA JEAN
47355 TURKEY TOWN LANE
HILLIARD, FL 32073

2026

04-3N-25-0000-0003-0040

BUILDING CHARACTERISTICS

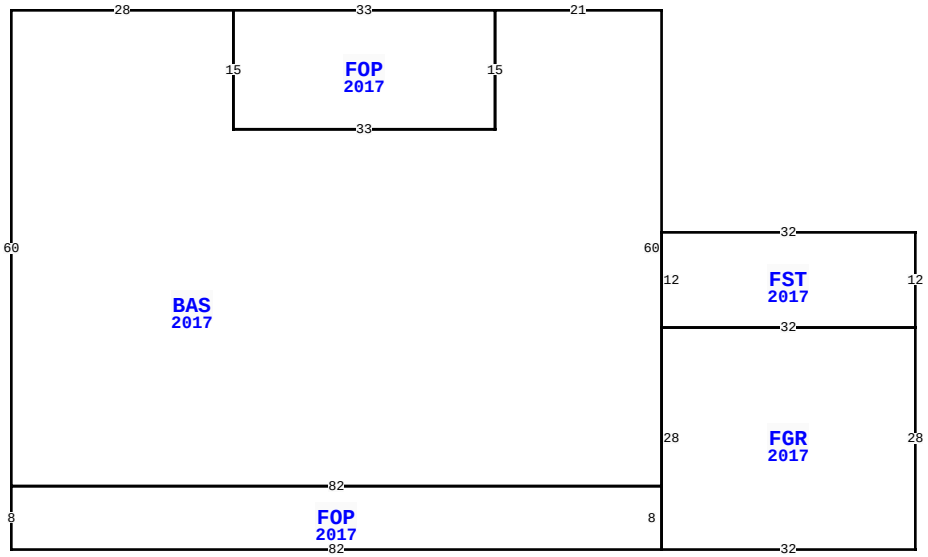
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,425	100	2017	4,425	604,831
FGR	896	55	2017	493	67,385
FOP	495	30	2017	148	20,229
FOP	656	30	2017	197	26,927
FST	384	55	2017	211	28,840
TOTALS	6,856			5,474	748,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,474	102.4338	142.38	779,388	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2025 Heated Area: 4425 HX Base Yr 2025



47355 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	04/23/2026 KB

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		774,458
TOTAL MARKET OB/XF VALUE		57,000
TOTAL LAND VALUE - MARKET		171,150
TOTAL MARKET VALUE		882,788
SOH/AGL Deduction		0
ASSESSED VALUE		882,788
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		831,377
TOTAL JUST VALUE		1,002,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		943,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006073	SWIM POOL	54,796	10/01/2017
17003586	CO ISSUED	0	04/24/2017
B1633032	NEW CONSTR	579,657	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1460	3/15/2024	WD	Q	I	02	950,000
GRANTOR: STOVER JAMES & THERES						
GRANTEE: KISOR DONNA JEAN						
1850/1765	4/05/2013	WD	Q	V	02	45,000
GRANTOR: GAYLOR MICHAEL J & KA						
GRANTEE: STOVER JAMES & THER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 FOP=[YR=2017] W33 S15 E33 N15$ S15 W33 N15 W28 S60 FOP=[YR=2017] S8 E82 FGR=[YR=2017] E32 N28 FST=[YR=2017] N12 W32 S12 E32$ W32 S28$ N8 W82$ E82 N60$.

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	60,000.00	60,000.00	100	2018	2018	05	95	57,000	

LAND DESCRIPTION

TOTAL OB/XF 57,000

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	0005	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,050							
2	006005	A	PASTURE - GR	100		OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	370.00	370.00	1,280							
3	009910	M	MARKET VALUE	100		OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	35,000.00	35,000.00	121,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.89 Total Land Value: 51,330 Market: 121,100 Agricultural: 1,280 Common: 50,050 PRINTED 07/09/2026 BY SYS

IN OR 2700/1460

KISOR DONNA JEAN
47355 TURKEY TOWN LANE
HILLIARD, FL 32073

2026

04-3N-25-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

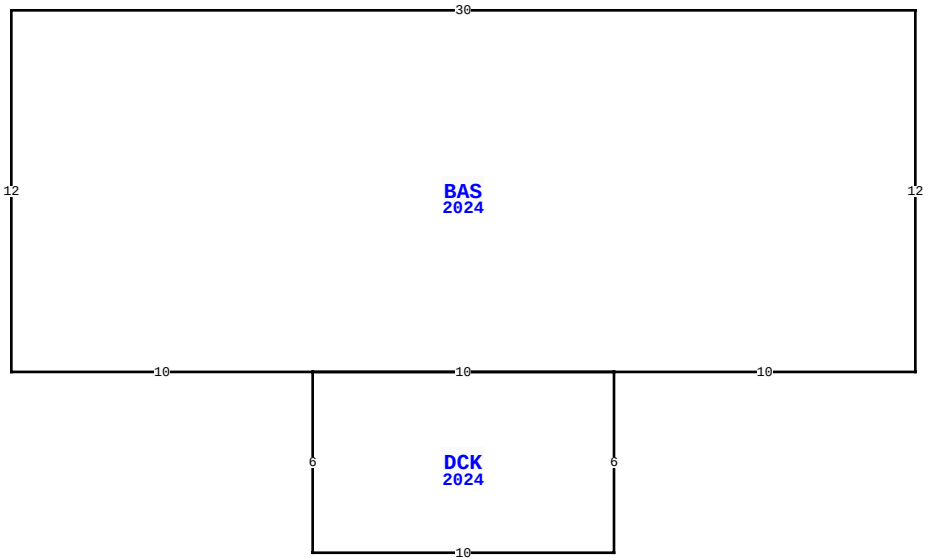
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2024	360	25,815
DCK	60	10	2024	6	430
TOTALS	420			366	26,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	366	128.7000	72.07	26,378	2023	2023	0	0	0	0.50	99.50

2 ACCESORY U 100% - 2025 Heated Area: 360 HX Base Yr 2025



47355 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	04/23/2026 KB

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		774,458
TOTAL MARKET OB/XF VALUE		57,000
TOTAL LAND VALUE - MARKET		171,150
TOTAL MARKET VALUE		882,788
SOH/AGL Deduction		0
ASSESSED VALUE		882,788
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		831,377
TOTAL JUST VALUE		1,002,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		943,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1460	3/15/2024	WD	Q	I	02	950,000
GRANTOR: STOVER JAMES & THERES						
GRANTEE: KISOR DONNA JEAN						
1850/1765	4/05/2013	WD	Q	V	02	45,000
GRANTOR: GAYLOR MICHAEL J & KA						
GRANTEE: STOVER JAMES & THER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E30 S12 W10 W10 W10 N12 $
DCK=[YR=2024;ORIG=20,22] E10 S6 W10 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 4.89 Total Land Value: 51,330 Market: 121,100 Agricultural: 1,280 Common: 50,050 PRINTED 07/09/2026 BY SYS