IN OR 2588/1887
EX 1-40

GARNER GREG D L/E/
16810 OAK HILL ROAD
HILLIARD, FL 32046

**2026**

**05-1N-23-0000-0001-0150**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

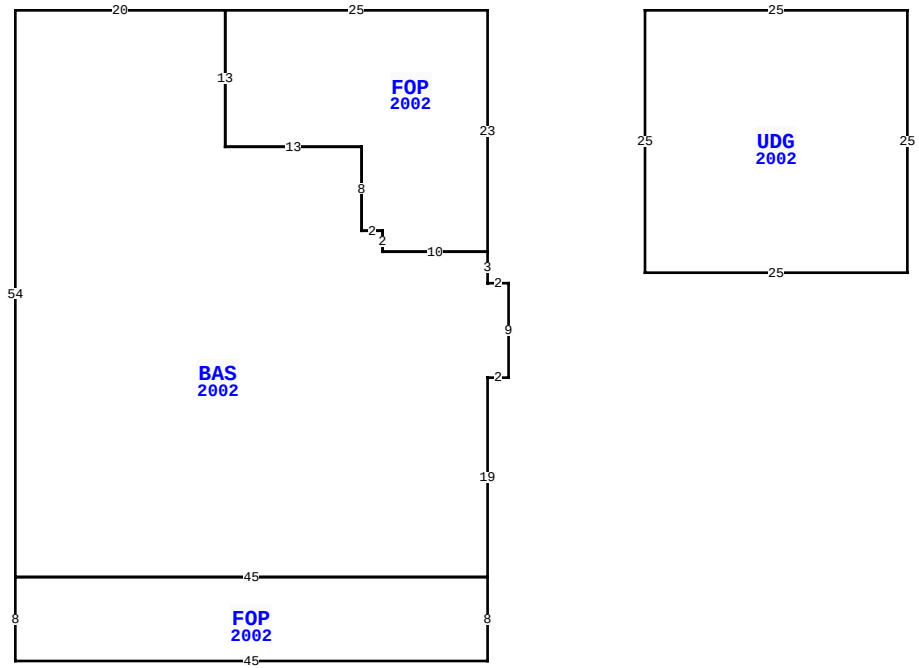
| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,007 | 100 | 2002 | 2,007 | 181,314 |
| FOP | 360 | 30 | 2002 | 108 | 9,757 |
| FOP | 441 | 30 | 2002 | 132 | 11,925 |
| UDG | 625 | 55 | 2002 | 344 | 31,078 |
| TOTALS | 3,433 | | | 2,591 | 234,073 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,591 | 73.4400 | 102.08 | 264,489 | 2002 | 2002 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM 100% - 2003 Heated Area: 2007 HX Base Yr 2003




16810 OAK HILL RD, HILLIARD

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,073 |
| TOTAL MARKET OB/XF VALUE | | 4,890 |
| TOTAL LAND VALUE - MARKET | | 190,000 |
| TOTAL MARKET VALUE | | 260,393 |
| SOH/AGL Deduction | | 132,097 |
| ASSESSED VALUE | | 128,296 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 76,885 |
| TOTAL JUST VALUE | | 428,963 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 450,675 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E006688 | NEW CONSTR | 0 | 03/01/2000 |
| B974533 | NEW CONSTR | 87,198 | 12/01/1997 |
| E952281 | TEMP POLE | 0 | 01/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2588/1887 | 8/31/2022 | LE | U | I | 11 | 100 |
| GRANTOR: GARNER GREG D | | | | | | |
| GRANTEE: HERRIN LEONA MAXINE | | | | | | |
| 0727/1904 | 4/20/1995 | WD | Q | V | | 39,000 |
| GRANTOR: LEAGURE BARBARA ETAL | | | | | | |
| GRANTEE: GARNER GREG D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2002] W25 BAS=[YR=2002] W20 S54 FOP=[YR=2002] S8 E45 N8 W45$ E45 N19 E2 N9 W2 N3 W10 N2 W2 N8 W13 N13$ S13 E13 S8 E2 S2 E10 N23$ PTR=E15 UDG=[YR=2002] E25 S25 W25 N25$ W15$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 84 | 2,940 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 650.00 | SF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 20 | 1,950 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,890

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 19,000 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 395.00 | 395.00 | 1,580 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 170.00 | 170.00 | 850 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 171,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 21,430 Market: 171,000 Agricultural: 2,430 Common: 19,000 PRINTED 07/09/2026 BY SYS