PT OF LOTS 2 & 3
IN OR 2540/805

GRIMES GREGORY L & TRACI
23628 FAMILY LANE
HILLIARD, FL 32046

2026

05-2N-23-0000-0002-0110

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

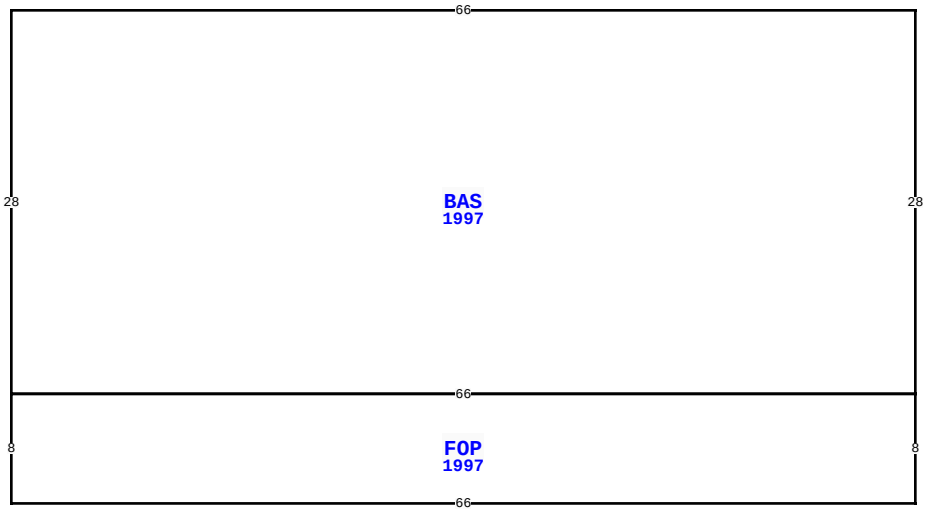
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1997	1,848	228,778
FOP	528	30	1997	158	19,560
TOTALS	2,376			2,006	248,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,006	100.3500	139.49	279,817	1997	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2023 Heated Area: 1848 HX Base Yr 2023



23628 FAMILY LN, HILLIARD

BLD DATE	03/03/2023 NW	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		248,338
TOTAL MARKET OB/XF VALUE		13,277
TOTAL LAND VALUE - MARKET		239,400
TOTAL MARKET VALUE		501,015
SOH/AGL Deduction		0
ASSESSED VALUE		501,015
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		449,604
TOTAL JUST VALUE		501,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001157	REPAIR/RRF	16,750	01/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0805	2/11/2022	WD	Q	I	01	457,000
GRANTOR: HERMES GEORGE A & VIC						
GRANTEE: GRIMES GREGORY L &						
1241/1258	6/29/2004	WD	Q	I		242,000
GRANTOR: CAUSEY CORI A						
GRANTEE: HERMES GEORGE A & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S28 FOP=[YR=1997] S8 E66 N8 W66$ E66 N28$.

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	0510	GARAGE WD-	0	100	25	40	1,000.00	SF	35.00	35.00	100	1997	1997	3	23	8,050	
2	0681	POLE SHED	0	100	14	40	560.00	SF	15.00	15.00	100	1997	1997	3	23	1,932	
3	1242	WD DECK A	0	100	10	30	300.00	SF	10.00	10.00	100	1997	1997	3	20	600	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 13,277

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	8.40	AC		1.00	1.00	1.50	19,000.00	28,500.00	239,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.40 Total Land Value: 239,400 Market: 0 Agricultural: 0 Common: 239,400 PRINTED 07/09/2026 BY SYS