

PT LOT 14 OF PENNY HADDOCK
ESTATES PBK 5/338 & PT OF
JAMES WALKER DONATION

EISENHOWER DAVID D/CRANMER BONNIE L
39698 PROSPECT LANDING RD
HILLIARD, FL 32046

2026

05-4N-24-1630-0014-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	20	FACE BRICK 100	0500	01	4,277	87.9120	145.93	624,143	2006	2006	0	0	14.25	85.75															
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2016														Heated Area: 3610												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2016												
Interior Wall	05	DRYWALL 90																											
Interior Wall	08	DECORATIVE 10																											
Interior Floo	14	CARPET 70																											
Interior Floo	12	HARDWOOD 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3.5	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality	01	Quality Level 01																											
DOR CODE	5500	TIMBERLAND 80-89																											
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	2,557	100	2006	2,557	319,970																								
FGR	612	55	2006	337	42,170																								
FOP	266	30	2006	80	10,010																								
FSP	333	40	2006	133	16,643																								
FUS	1,053	100	2006	1,053	131,767																								
PTO	176	5	2006	9	1,126																								
UDU	196	55	2006	108	13,514																								
TOTALS	5,193			4,277	535,203																								
EXTRA FEATURES						39698 PROSPECT LANDING RD, HILLIARD																							
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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080													
4	0200	BARN WD 0-	0	100	36	36	1,296.00	SF	20.00	20.00	100	2007	2007	3	40	10,368													
5	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100	2012	2012	3	60	4,536													
6	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100	2012	2012	3	60	4,536													
7	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100	2012	2012	3	60	4,536													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
05/12/2026 MLU																													
02/10/2025 KBA																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2006] W3 N4 W23 S5 FSP=[YR=2006] W11 PTO=[YR=2006] N11 W16 S11 E16\$ W27 S10 E19 N1 E2 N2 E6 S2 E2 S1 E4 N5 E5 N5\$ S5 W5 S5 W4 N1 W2 N2 W6 S2 W2 S1 W19 N10 W17 S38 E8 S6 FOP=[YR=2006] S7 E38 N7 W38\$ E38 N6 E8 FGR=[YR=2006] S6 E24 N28 W9 S4 W15 S18\$ N18 E15 N4 E12 N17\$ PTR=E15 UDU=[YR=2006] E14 S14 W14 N14\$ W15\$ PTR=N20 FUS=[YR=2006] N17 E25 N5 E26 N4 E10 S29 W10 N21 W16 S18 W5 S6 W4 N6 W8 S6 W4 N6 W1 N6 W3 S6 W3 S6 W4 N6 W3\$ S20\$.																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000												
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	16.06	AC		1.00	1.00	1.00	530.00	530.00	8,512												
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	247,780												
TOTAL OB/XF 27,056																													
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 20.06 Total Land Value: 23,012 Market: 247,780 Agricultural: 10,012 Common: 13,000 PRINTED 07/09/2026 BY SYS																													