

PT OF N1/2 OF NW1/4
IN OR 2749/1640

LEE JOHN STEVEN & SHEILA
PO BOX 93
HILLIARD, FL 32046

2026

16-4N-24-0000-0002-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	60	100	2008	60	7,065
BAS	2,155	100	2008	2,155	253,733
FGR	590	55	2008	324	38,149
FOP	189	30	2008	57	6,711
FOP	704	30	2008	211	24,844
FUS	319	100	2009	319	37,560
STR	56	10	2009	6	707

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,132	92.0736	127.98	400,833	2008	2008	0	0	0	8.00
1 SNGL FAM 100% - 2009 Heated Area: 2534 HX Base Yr 2009											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				368,766		
TOTAL MARKET OB/XF VALUE				10,622		
TOTAL LAND VALUE - MARKET				68,340		
TOTAL MARKET VALUE				447,728		
SOH/AGL Deduction				202,230		
ASSESSED VALUE				245,498		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				194,087		
TOTAL JUST VALUE				447,728		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				435,536		

TOTALS		4,073				3,132		368,766		38311 PLYMOUTH ROCK DR, HILLIARD				XF DATE		02/27/2008		JH		LAND DATE		05/12/2026		MLU	
EXTRA FEATURES														INC DATE								AG DATE			
L	OB/XF	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR	Q	%	OB/XF MKT VALUE		NOTES			
N	CODE														COND	ON	ACTUAL		COND						
1	0680	POLE SHED		0	100	16	16	256.00		SF	10.00		10.00		100	1990	1990	3	20	512					
2	0680	POLE SHED		0	100	24	20	480.00		SF	10.00		10.00		100	1992	1992	3	20	960					
4	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	2008	2008	3	90	3,150					
5	0936	SEPTC TANK		0	100	0	0	1.00		UT	6,000.00		6,000.00		100	2002	2002	3	100	6,000					
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