

PARSONS TROY LEE &/SMITH TINA L
27281 MAGNOLIA AVE
HILLIARD, FL 32046

17-3N-24-2020-0016-0000

BUILDING CHARACTERISTICS
ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

06VINYL ASB 100

03CENTRAL 100

04AIR DUCTED 100

3100

1100

02WOOD FRAME 100

1.1.100

0100

03DIST HI 100

00NONE 100

Quality03Quality Level 03

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6001.00

TOTALS1,7721,640133,834

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

10510GARAGE WD-01002528700.00SF35.0035.00100198019803204,900

20351CARPORT MT01002828784.00SF10.0010.00100199019903201,568

30351CARPORT MT01002824672.00SF10.0010.00100199819983201,344

40351CARPORT MT01002823644.00SF10.0010.00100199819983201,288

LAND DESCRIPTION

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

1005000CAGRICULTURAL1000005A-10.000.002.50AC1.001.001.0019,000.0019,000.0047,500

2005000CAGRICULTURAL1000005A-10.000.001.00AC1.001.001.0019,000.0019,000.0019,000

3005401ATIMBER 1 P00005A-10.000.005.50AC1.001.001.00750.00750.004,125

4009910MMARKET VALUE00005A-10.000.005.50AC1.001.001.0019,000.0019,000.00104,500

REVIEW DATE04/13/2026BYWWATotal Acres: 9.00Total Land Value: 70,625Market: 104,500Agricultural: 4,125Common: 66,500PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECON FNCTNORM%COND

0100011,64099.9600104.96172,134196519650022.2577.75

SINGLE FAM100%- 2020Heated Area: 1552HX Base Yr 2020

FSP 1993

UST 1993

BAS 1993

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

05/11/2026MLU11/04/2024KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE133,834

TOTAL MARKET OB/XF VALUE9,100

TOTAL LAND VALUE - MARKET171,000

TOTAL MARKET VALUE213,559

SOH/AGL Deduction40,275

ASSESSED VALUE173,284

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE121,873

TOTAL JUST VALUE313,934

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE375,945