

SE1/4 OF NE1/4
IN OR 2817 PG 1299
EX ESMT OR 738/728

JONES GREGORY & JANET L/E/
38224 APPIAN WAY
HILLIARD, FL 32046

2026

17-4N-24-0000-0003-0050



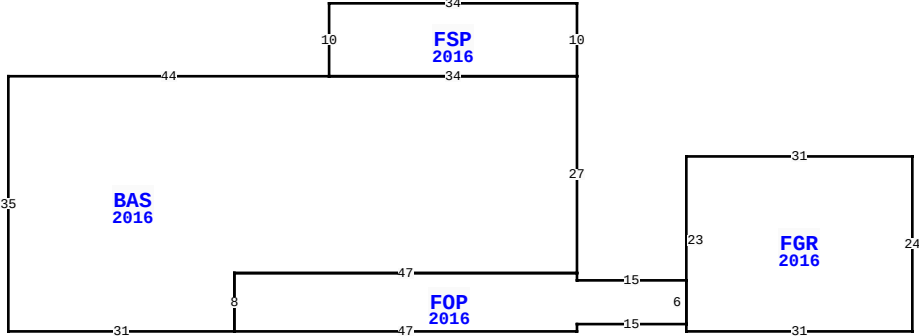
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	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	2,354	100	2016	2,354	319,903
FGR	744	55	2016	409	55,582
FOP	466	30	2016	140	19,025
FSP	340	40	2016	136	18,482
TOTALS	3,904			3,039	412,993

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0	100	20	16		SF	15.00
2	0681	POLE SHED	0	100	10	16		SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	3.47

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,039	101.8440	141.56	430,201	2016	2016	0	0	0	4.00	96.00
2 SNGL FAM 100% - 1997 Heated Area: 2354 HX Base Yr 1997												
												

38224 APPIAN WAY, HILLIARD				BLD DATE						LGL DATE		05/12/2026	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
320.00	SF	15.00	15.00	100	2010	2010	3	52	2,496				
160.00	SF	15.00	15.00	100	2010	2010	3	52	1,248				

TOTAL OB/XF									
3,744									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	3.47

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					412,993				
TOTAL MARKET OB/XF VALUE					3,744				
TOTAL LAND VALUE - MARKET					97,160				
TOTAL MARKET VALUE					513,897				
SOH/AGL Deduction					179,518				
ASSESSED VALUE					334,379				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					282,968				
TOTAL JUST VALUE					513,897				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					511,792				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530880	CO ISSUED	0	01/05/2016
B1530880	NEW CONSTR	307,732	07/31/2015
MH951049	MH MOVE-ON	0	08/01/1995
13781	MH MOVE-ON	0	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2817/1299	9/23/2025	LE	U	I	11	100	
GRANTOR: JONES GREGORY & JANET							
GRANTEE: JONES JACOB RICHARD							
0733/1562	7/12/1995	WD	Q	V	01	100	
GRANTOR: JONES HERMAN & CATHY							
GRANTEE: JONES GREGORY & JAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W34 S10 BAS=[YR=2016] W44 S35 E31 FOP=[YR=2016] E47 N1 E15 FGR=[YR=2016] S1 E31 N24 W31 S23\$ N6 W15 N1 W47 S8\$ N8 E47 N27 W34\$ E34 N10\$.									