PT OF S1/2 OF LOT 2
2009 HMMT DW/MH
IN OR 2475/1034

SMITH BRANDON E & CANDICE N
291169 PIGEON CREEK RD
HILLIARD, FL 32046

2026

18-4N-24-0000-0004-0020

BUILDING CHARACTERISTICS

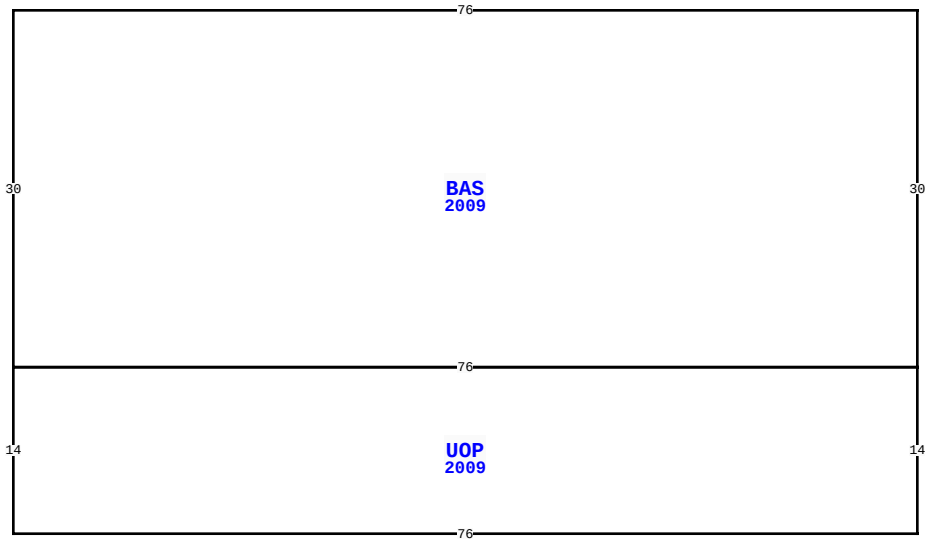
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	2,280	100	2009	2,280	212,364
UOP	1,064	25	2009	266	24,776
TOTALS	3,344			2,546	237,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,546	147.8400	133.06	338,771	2009	2014	0	0	0	30.00	70.00

2 M/H 94+ 100% - 2022 Heated Area: 2280 HX Base Yr 2022



291169 PIGEON CREEK RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,140
TOTAL MARKET OB/XF VALUE		27,621
TOTAL LAND VALUE - MARKET		268,090
TOTAL MARKET VALUE		315,528
SOH/AGL Deduction		96,333
ASSESSED VALUE		219,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,784
TOTAL JUST VALUE		532,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5163	CO ISSUED	0	02/26/2009
E21533	ELEC OTHER	0	01/01/2009
MH5163	MH MOVE-ON	0	01/01/2009
M14332	MECH OTHER	0	01/01/2009
P13642	OTHER	0	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1034	6/21/2021	WD	Q	I	01	400,000
GRANTOR: NELSON NATALIE N & FR						
GRANTEE: SMITH BRANDON E & C						
1963/1577	2/19/2015	WD	Q	I	02	210,000
GRANTOR: EASON DEBORAH A						
GRANTEE: NELSON NATALIE N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 UOP=[YR=2009] S14 E76 N14 W76$ E76 N30$.

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
2	0201	BARN WD 10	0	100	40	40	1,600.00	SF	17.00	17.00	100	2008	2008	3	44	11,968	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185	
5	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	31	74	
6	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2009	2009	3	31	74	
7	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2008	2008	3	44	12,320	

LAND DESCRIPTION

TOTAL OB/XF 27,621

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	13.43	AC		1.00	1.00	1.00	690.00	690.00	9,267							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.43	AC		1.00	1.00	1.00	13,000.00	13,000.00	226,590							

REVIEW DATE 01/01/2023 BY CD Total Acres: 17.43 Total Land Value: 50,767 Market: 226,590 Agricultural: 9,267 Common: 41,500 PRINTED 07/09/2026 BY SYS