



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	02	Quality Level 02
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DOR CODE	5000	IMPROVED AG
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MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2002	1,875	197,917
BAS	72	100	2010	72	7,600
BAS	198	100	2010	198	20,900
BAS	506	100	2010	506	53,411
FGR	625	55	2010	344	36,312
FOP	371	30	2002	111	11,717
PTO	252	5	2010	13	1,372
PTO	478	5	2010	24	2,533

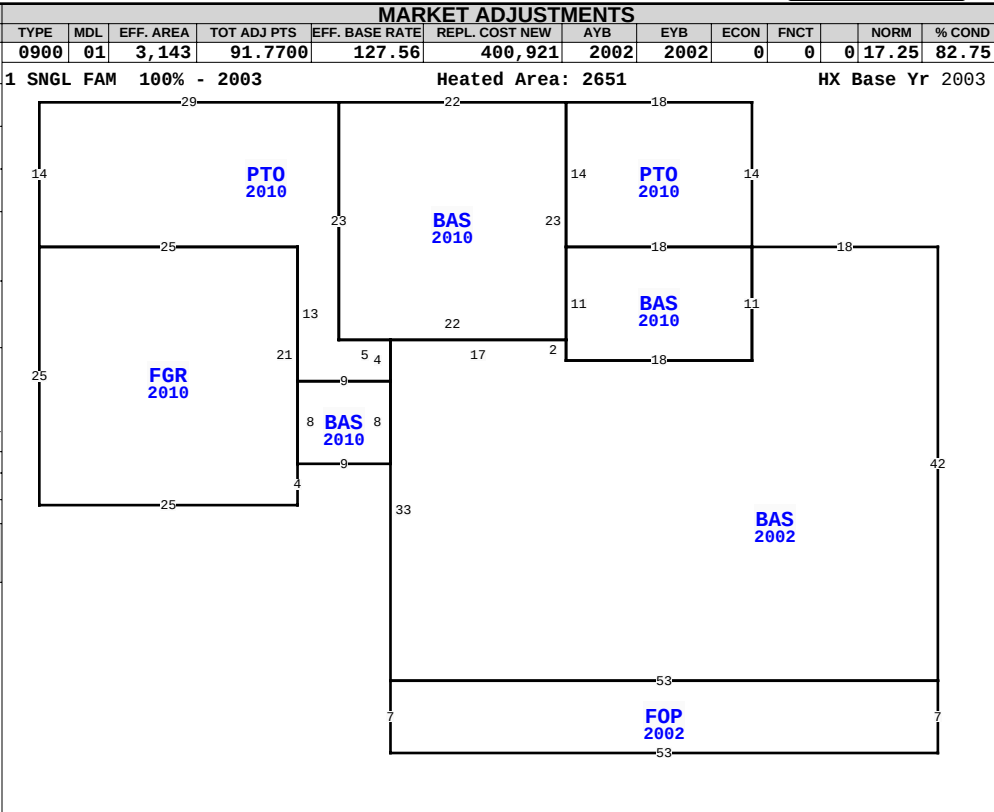
TOTALS	4,377			3,143	331,762
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0 100	0 0	1.00
3	0940	SHEDS/PORT	0 100	10 10	100.00
4	0680	POLE SHED	0 100	20 30	600.00
5	0940	SHEDS/PORT	0 100	10 25	250.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

1	005000	C	AGRICULTURAL	100	OR
2	006005	A	PASTURE - GR	0	OR
3	009910	M	MARKET VALUE	0	OR



48260 BIG HAMMOCK LN, HILLIARD	BLD DATE 03/03/2023	NW	LGL DATE	05/08/2026	MLU
	XF DATE		LAND DATE	03/11/2024	DC
	INC DATE		AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2002	2002	3	84	2,940	
100	2003	2003	3	20	600	
100	2003	2003	3	29	1,740	
100	2010	2010	3	35	2,625	

TOTAL OB/XF						7,905
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TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000
9.50	AC		1.00	1.00	1.00	370.00	370.00	3,515
9.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	190,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				331,762	
TOTAL MARKET OB/XF VALUE				7,905	
TOTAL LAND VALUE - MARKET				215,000	
TOTAL MARKET VALUE				368,182	
SOH/AGL Deduction				187,096	
ASSESSED VALUE				181,086	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				129,675	
TOTAL JUST VALUE				554,667	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				565,189	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007446	REPAIR/RRF	13,680	05/12/2022
B23665	GARAGE	63,500	06/01/2010
M5640	H/AC	0	01/01/2002
B8996	NEW CONSTR	138,068	12/01/2001
R3690	REPAIR/RRF	3,000	12/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2531/1402	12/13/2021	LE	U	V	14
GRANTOR: PICKETT RICHARD H & D					
GRANTEE: PICKETT RICHARD H &					
1014/1087	10/19/2001	WD	Q	V	01
GRANTOR: PICKETT EVELENA					
GRANTEE: PICKETT RICHARD & D					

BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=2002;ORIG=0,0] W18 S11 W18 N2 W17 S33 E53 N42 \$
FGR=[YR=2010;ORIG=-87,0] S25 E25 N4 N21 W25 \$
BAS=[YR=2010;ORIG=-36,-14] W22 S23 E22 N23 \$
PTO=[YR=2010;ORIG=-58,-14] W29 S14 E25 S13 E9 N4 W5 N23 \$
FOP=[YR=2002;ORIG=-53,42] S7 E53 N7 W53 \$
PTO=[YR=2010;ORIG=-18,0] N14 W18 S14 E18 \$
BAS=[YR=2010;ORIG=-18,0] W18 S11 E18 N11 \$
BAS=[YR=2010;ORIG=-62,21] E9 N8 W9 S8 \$