IN OR 313 PG 725

JOHNS CHARLES E & LENA E
28244 POND VIEW CR
HILLIARD, FL 32046

2026

20-4N-24-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

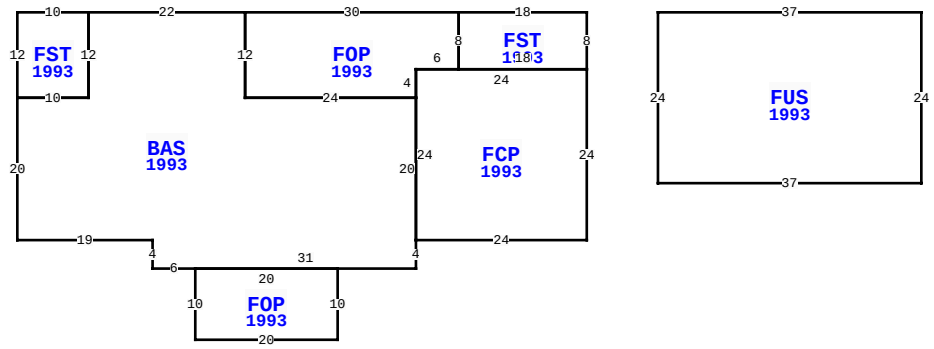
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1993	1,532	158,570
FCP	576	25	1993	144	14,905
FOP	200	30	1993	60	6,210
FOP	336	30	1993	101	10,454
FST	120	55	1993	66	6,831
FST	144	55	1993	79	8,177
FUS	888	100	1993	888	91,912
TOTALS	3,796			2,870	297,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,870	91.3680	127.00	364,490	1975	1980	0	0	0	18.50	81.50

1 SNGL FAM 100% - 0 Heated Area: 2420 HX Base Yr



28244 POND VIEW CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,059
TOTAL MARKET OB/XF VALUE		8,722
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		373,781
SOH/AGL Deduction		219,206
ASSESSED VALUE		154,575
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,164
TOTAL JUST VALUE		373,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3808	CARPORT	12,500	01/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0313/0725	4/17/1980	WD	Q	I		48,000

GRANTOR: CONNER WILLIAM M & CA

GRANTEE: JOHNS CHARLES E & L

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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	2,940	
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	20.10	20.10	100	1985	1985	3	20	868	
4	0350	CARPORT WD	0	100	28	30	840.00	SF	13.00	13.00	100	2012	2012	3	45	4,914	

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W18 FOP=[YR=1993] W30 BAS=[YR=1993] W22
FST=[YR=1993] W10 S12 E10 N12$ S12 W10 S20 E19 S4 E6
FOP=[YR=1993] S10 E20 N10 W20$E31 N4 FCP=[YR=1993] E24 N24
W24 S24$ N20 W24 N12$ S12 E24 N4 E6 N8$S8 E18 N8$ PTR= E10
FUS=[YR=1993] E37 S24W37 N24$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 8,722

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	000100	C	RES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS