IN OR 1977/469
PARCELS 4-8 4-13 & 2-5
ESMT OR 472/219

DUBE MICHAEL B SR & VICKIE J/
20518 GORDON HILL LN S
HILLIARD, FL 32046

2026

22-2N-23-0000-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

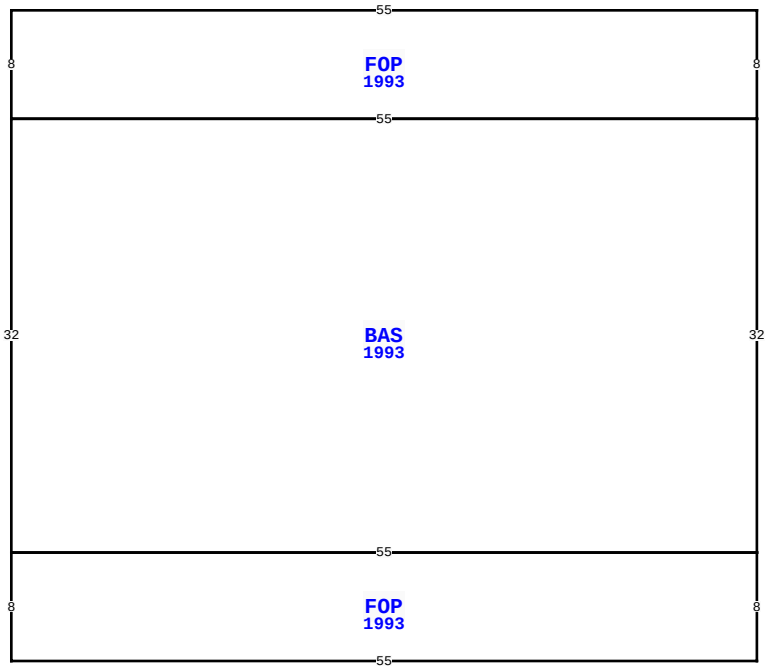
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1993	1,760	199,004
FOP	440	30	1993	132	14,926
FOP	440	30	1993	132	14,926
TOTALS	2,640			2,024	228,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	133.7749	140.46	284,291	1986	1986	0	0	0	19.50	80.50

1 SINGLE FAM 100% - 2016 Heated Area: 1760 HX Base Yr 2016



20518 S GORDEN HILL LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		228,854
TOTAL MARKET OB/XF VALUE		19,410
TOTAL LAND VALUE - MARKET		77,600
TOTAL MARKET VALUE		325,864
SOH/AGL Deduction		158,531
ASSESSED VALUE		167,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,922
TOTAL JUST VALUE		325,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002912	30X40 OPEN POLE B	39,720	03/20/2025
B1632886	GARAGE	16,067	08/31/2016
B98	NEW CONSTR	26,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/0469	4/08/2015	WD	Q	I	02	170,000
GRANTOR: DAVIS GLENN & DONNA L						
GRANTEE: DUBE MICHAEL B SR &						
1424/1550	6/30/2006	QC	Q	I	01	100
GRANTOR: GLENN & DONNA FAMILY						
GRANTEE: DAVIS GLENN & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W55 S8 BAS=[YR=1993] S32 FOP=[YR=1993] S8 E55 N8 W55 $ E55N32 W55 $ E55 N8 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	
2	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	35.00	35.00	100	1998	1998	3	24	8,736	
3	1242	WD DECK A	0	100	13	4	52.00	SF	10.00	10.00	100	1998	1998	3	20	104	
5	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2016	2016	3	75	9,450	

LAND DESCRIPTION

TOTAL OB/XF 19,410

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	1.94	AC		1.00	1.00	1.00	40,000.00	40,000.00	77,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.94 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 07/09/2026 BY SYS