PT OF S1/2 OF NW1/4
IN OR 2129/279
EX 12-13

TODD JOHN A
18116 AKRON TRL
HILLIARD, FL 32046

2026

23-4N-23-0000-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

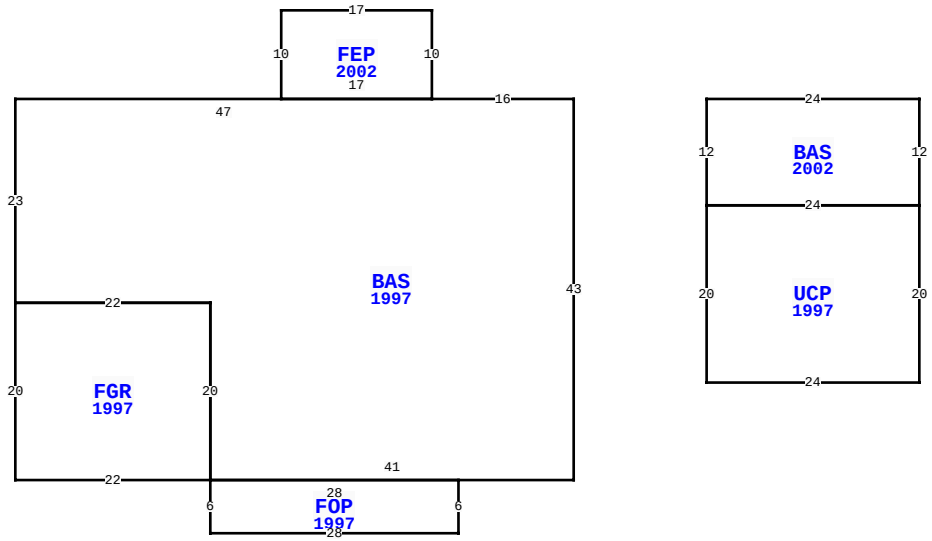
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,269	100	1997	2,269	246,134
BAS	288	100	2002	288	31,241
FEP	170	80	2002	136	14,753
FGR	440	55	1997	242	26,252
FOP	168	30	1997	50	5,424
UCP	480	20	1997	96	10,414
TOTALS	3,815			3,081	334,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,081	94.3092	131.09	403,888	1997	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2018 Heated Area: 2557 HX Base Yr 2018



18116 AKRON TRL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,385
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		114,800
TOTAL MARKET VALUE		463,880
SOH/AGL Deduction		172,867
ASSESSED VALUE		291,013
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,602
TOTAL JUST VALUE		463,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034204	MH MOVE-ON	0	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0279	6/09/2017	WD	Q	I	01	240,000
GRANTOR: NEIDERHISER SONJA FER						
GRANTEE: TODD JOHN A						
1570/0423	6/06/2008	QC	Q	I	06	100
GRANTOR: NEIDERHISER DANIEL RA						
GRANTEE: NEIDERHISER SONJA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FEP=[YR=2002] N10 W17 S10 E17 $ W47 S23
FGR=[YR=1997] S20 E22 FOP=[YR=1997] S6 E28 N6 W28 $ N20 W22
$ E22 S20 E41 N43 $ PTR= E15 BAS=[YR=2002] E24 S12
UCP=[YR=1997] S20 W24 N20 E24 $ W24 N12 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	28,000.00	28,000.00	86,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.10 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

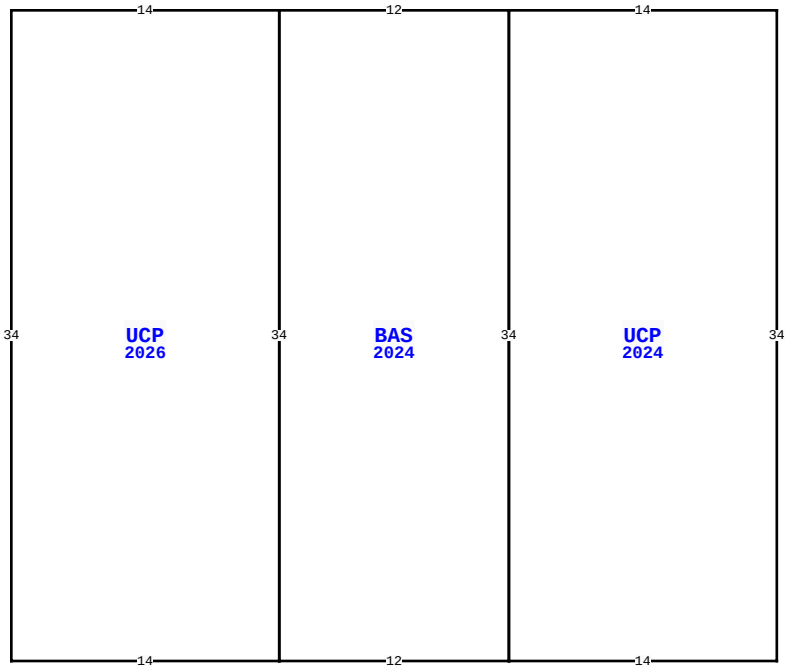
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
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	408	100	2024	408	8,302
UCP	476	20	2024	95	1,933
UCP	476	20	2026	95	1,933
TOTALS	1,360			598	12,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	598	56.1000	21.88	13,084	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2025 Heated Area: 408 HX Base Yr 2018



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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1570/0423	6/06/2008	QC	Q	I	06	100
GRANTOR: NEIDERHISER DANIEL RA						
GRANTEE: NEIDERHISER SONJA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E12 S34 W12 N34 $
UCP=[YR=2024;ORIG=62,10] E14 S34 W14 N34 $
UCP=[YR=2026;ORIG=50,10] W14 S34 E14 N34 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.10 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 07/09/2026 BY SYS