



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

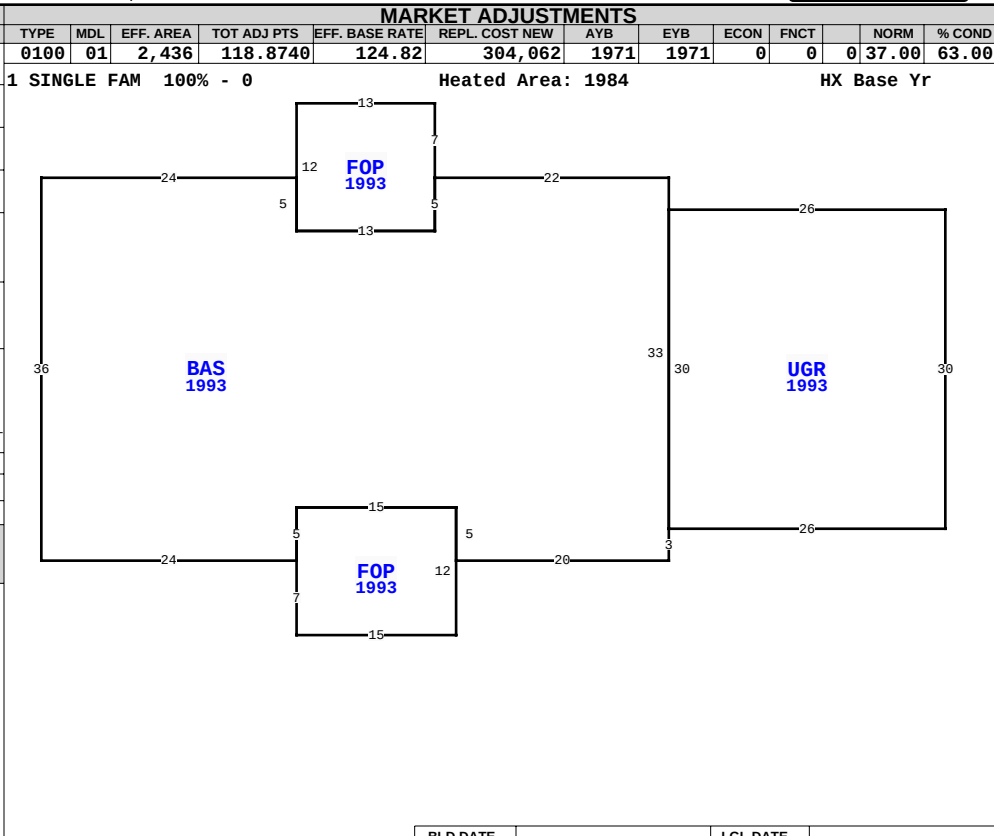
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1993	1,984	156,015
FOP	156	30	1993	47	3,696
FOP	180	30	1993	54	4,246
UGR	780	45	1993	351	27,602

TOTALS	3,100			2,436	191,559
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0681	POLE SHED	0	100	24	29	696.00	SF	15.00
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	5.13



4810 BLACK JACK LN, HILLIARD	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.4	1,064	
3	0681	POLE SHED	0	100	24	29	696.00	SF	15.00	15.00	100	1970	1970	3	20	2,088	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

TOTAL OB/XF													15,152	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
04	OR	0.00	0.00	5.13	AC		1.00	1.00	1.00	21,000.00	21,000.00	107,730		
Total = 0.00		Total = 0.00		Total = 5.13		Total = 1.00		Total = 1.00		Total = 21,000.00		Total = 107,730		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		191,559	
TOTAL MARKET OB/XF VALUE		15,152	
TOTAL LAND VALUE - MARKET		107,730	
TOTAL MARKET VALUE		314,441	
SOH/AGL Deduction		140,520	
ASSESSED VALUE		173,921	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		122,510	
TOTAL JUST VALUE		314,441	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,806	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000622	DEMOLITION	2,499	01/17/2023
MH971890	MH MOVE-ON	0	08/01/1997
6735	ADDITION	1,361	09/12/1990
5689	XFOB	3,641	05/01/1989
7412	MH MOVE-ON	23,809	08/04/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2813/195	8/26/2025	LE	U	I	11	100	
GRANTOR: BARGER BENJAMIN F & S							
GRANTEE: BARGER FAMILY REVOC							
0692/1486	11/22/1993	WD	U	I	10	53,000	
GRANTOR: MESSER KAY D							
GRANTEE: BARGER BENJAMIN & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 FOP=[YR=1993] N7 W13 S12 E13 N5\$S5 W13 N5 W24 S36 E24 FOP=[YR=1993] S7 E15 N12 W15 S5\$ N5 E15 S5 E20 N3 UGR=[YR=1993] E26 N30 W26 S30\$ N33\$.									