

SE1/4 OF SW1/4 OF
SEC 24-2N-23E IN OR 1442/1124
(EX PT IN OR 1525/1774,

THOMAS JAMES BARNEY & BRENDA H
5180 TATER PIE LANE
HILLIARD, FL 32046

2026

24-2N-23-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	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	1,982	100	1993	1,982	179,348
FGR	552	55	2005	304	27,508
FOP	24	30	2002	7	633
UOP	84	20	2002	17	1,538
USP	348	30	1993	104	9,411
TOTALS	2,990			2,414	218,439

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0940	SHEDS/PORT	0	100	0	0		144.00	SF 30.00

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	0007	OR	0.00	0.00	1.00
2	000100	C	RES	100	0007	OR	0.00	0.00	0.96

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,414	106.7220	112.06	270,513	1977	1977	0	0	19.25	80.75
1 SINGLE FAM 100% - 0 Heated Area: 1982 HX Base Yr											
5180 TATER PIE LN, HILLIARD											

				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/08/2026
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		218,439	
TOTAL MARKET OB/XF VALUE		2,124	
TOTAL LAND VALUE - MARKET		78,400	
TOTAL MARKET VALUE		298,963	
SOH/AGL Deduction		150,075	
ASSESSED VALUE		148,888	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		97,477	
TOTAL JUST VALUE		298,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1594/1109	11/25/2008	WD	U	I	07	100	
GRANTOR: THOMAS JAMES BARNEY &							
GRANTEE: THOMAS MICHAEL & AM							
1525/1782	9/18/2007	WD	U	V	07	100	
GRANTOR: THOMAS JAMES B & BREN							
GRANTEE: PROCKO PAMELA & PET							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W21 USP=[YR=1993] N12 W29 UOP=[YR=2002] W7 S12 E7 N12 \$ S12 E29 \$ W38 FGR=[YR=2005] W23 S24 E23 N24 \$ S34 E23 FOP=[YR=2002] E6 N4 W6 S4 \$ N4 E6 S4 E30 N34 \$.									