PT OF SE1/4 OF NW1/4
IN OR 2494/1916
ESMT OR 532/705, OR 2499-168, OR

JONES IAN W & LAUREN M
19825 NOLAN JONES RD
HILLIARD, FL 32046

**2026**

**25-2N-23-0000-0005-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| 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 |

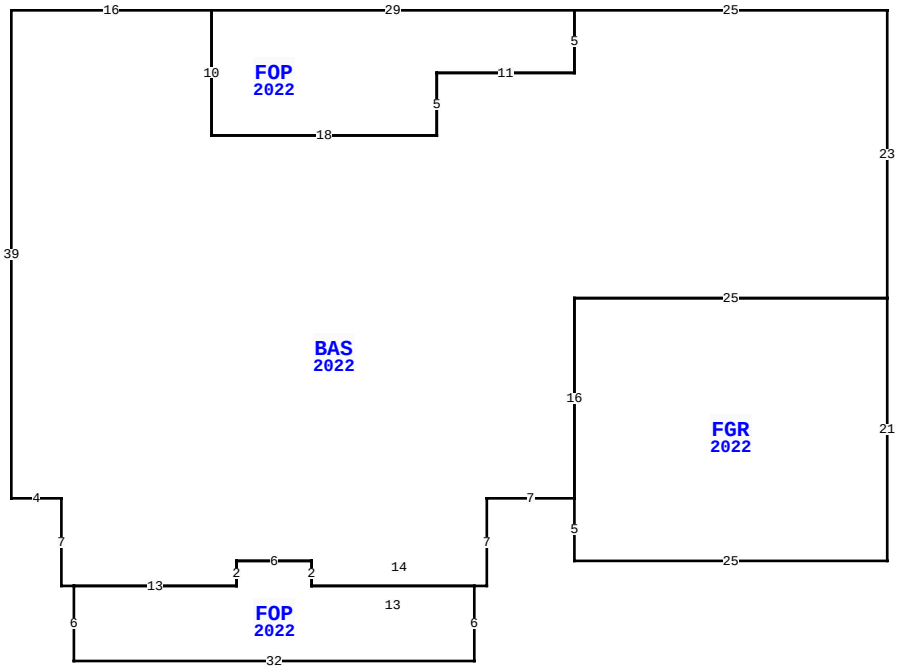
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,321 | 100 | 2022 | 2,321 | 369,094 |
| FGR | 525 | 55 | 2022 | 289 | 45,958 |
| FOP | 204 | 30 | 2022 | 61 | 9,700 |
| FOP | 235 | 30 | 2022 | 70 | 11,132 |
| TOTALS | 3,285 | | | 2,741 | 435,884 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,741 | 96.7680 | 160.63 | 440,287 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST 100% - 2024 Heated Area: 2321 HX Base Yr 2024




19825 NOLAN JONES RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 435,884 |
| TOTAL MARKET OB/XF VALUE | | 1,980 |
| TOTAL LAND VALUE - MARKET | | 75,558 |
| TOTAL MARKET VALUE | | 513,422 |
| SOH/AGL Deduction | | 34,656 |
| ASSESSED VALUE | | 478,766 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 427,355 |
| TOTAL JUST VALUE | | 513,422 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 473,382 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22015512 | CO ISSUED | 0 | 10/17/2022 |
| 21011663 | NEW CONSTR | 338,833 | 09/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2494/1916 | 8/31/2021 | WD | U | V | 11 | 100 |
| GRANTOR: JONES IAN W | | | | | | |
| GRANTEE: JONES IAN W & LAURE | | | | | | |
| 2428/0393 | 9/14/2016 | QC | U | V | 11 | 100 |
| GRANTOR: JONES J WAYNE & LINDA | | | | | | |
| GRANTEE: JONES IAN W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] W29 S10 E18 N5 E11 N5$ S5 W11 S5 W18 N10 W16 S39 E4 S7 E1 FOP=[YR=2022] S6 E32 N6 W13 N2 W6 S2 W13$ E13 N2 E6 S2 E14 N7 E7 FGR=[YR=2022] S5 E25 N21 W25 S16$ N16 E25 N23$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 99 | 1,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,980

| 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 | 5.14 | AC | | 1.00 | 1.00 | 0.70 | 21,000.00 | 14,700.00 | 75,558 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.14 Total Land Value: 75,558 Market: 0 Agricultural: 0 Common: 75,558 PRINTED 07/09/2026 BY SYS