

DRURY AMANDA J & ROBERT J
28152 BRIAR PATCH TRL
HILLIARD, FL 32046

25-4N-23-2020-0040-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

03BELOW AVG. 50
06BD/BATTEN 50

03GABLE/HIP 100
01MINIMUM 100
05DRYWALL 100
09PINE WOOD 100
01NONE 100
01NONE 100

3 100
1 100
02WOOD FRAME 100

1. 1 100
 0 100
04DIST 01 100
00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	63,941
UOP	384	20	1993	77	3,077
UOP	64	20	2008	13	520

TOTALS2,0481,69067,538

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYBECONEFCTEONORM% COND

0100011,69072.500076.12128,643193919650047.5052.50

1 SINGLE FAM 100% - 2025 Heated Area: 1600 HX Base Yr 2025

The diagram shows a complex polygon representing a building footprint. The perimeter consists of several segments with lengths: 12, 32, 12, 27, 27, 4, 14, 8, 8, 8, 8, 9, 32, 5, and 12. Inside the footprint, there are two labeled areas: "UOP 1993" at the top center and "BAS 1993" below it.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE67,538

TOTAL MARKET OB/XF VALUE21,497

TOTAL LAND VALUE - MARKET185,630

TOTAL MARKET VALUE274,665

SOH/AGL Deduction0

ASSESSED VALUE274,665

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE223,254

TOTAL JUST VALUE274,665

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE283,965

PERMIT NUMDESCRIPTIONAMTISSUED

23001691CO ISSUED002/08/2023

22017546MH MOVE-ON0011/19/2022

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CDPRICE SALE PRICE

2498/14549/23/2021WDQ QI01225,000

GRANTOR: COLLINS REGINA D & NI

GRANTEE: DRURY AMANDA J & RO

1827/036811/13/2012WDU U I30100

GRANTOR: COLLINS ERLE G & MARI

GRANTEE: COLLINS LUCINDA M

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W32 S12 BAS=[YR=1993] S27 E5 S32 E9
UOP=[YR=2008] S8 E8 N8 W8\$ E14 N32 E4 N27 W32\$ E32 N12\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPTH FACT% CONDTOT ADJUINIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005OR0.000.009.77AC1.001.001.0019,000.0019,000.00185,630

REVIEW DATE03/24/2026BYWWATotal Acres: 9.77Total Land Value: 185,630Market: 0Agricultural: 0Common: 185,630PRINTED 07/09/2026 BY SYS