PT OF SE1/4 OF SE1/4
SEC 27-2N-23E IN OR 2845/285

CARTER NEVA MICHELE & RICHARD
3670 CHARLES GREEN RD
HILLIARD, FL 32046

**2026**

**27-2N-23-0000-0009-0070**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

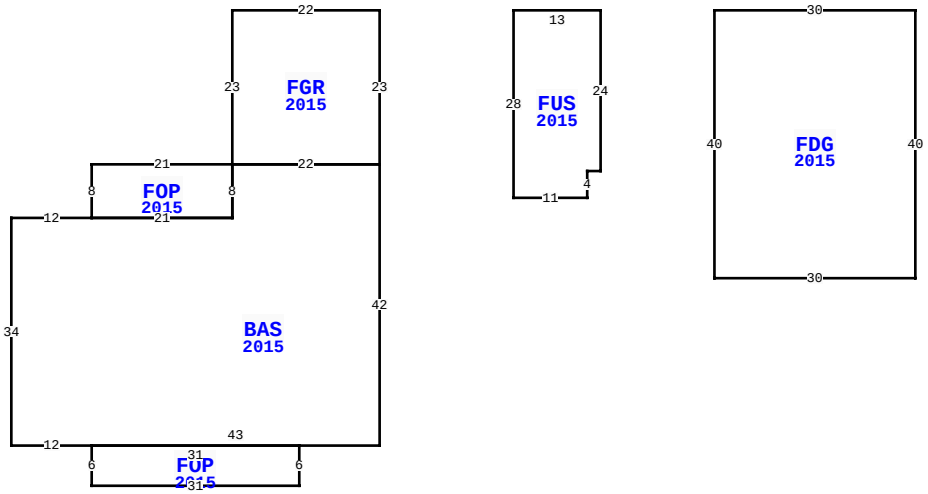
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,046 | 100 | 2015 | 2,046 | 247,584 |
| FDG | 1,200 | 60 | 2015 | 720 | 87,126 |
| FGR | 506 | 55 | 2015 | 278 | 33,641 |
| FOP | 168 | 30 | 2015 | 50 | 6,051 |
| FOP | 186 | 30 | 2015 | 56 | 6,776 |
| FUS | 356 | 100 | 2015 | 356 | 43,079 |
| TOTALS | 4,462 | | | 3,506 | 424,257 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,506 | 91.4490 | 127.11 | 445,648 | 2015 | 2015 | 0 | 0 | 0 | 4.80 | 95.20 |

1 SNGL FAM 100% - 2017 Heated Area: 2402 HX Base Yr 2017




3670 CHARLES GREEN RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 424,257 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 112,840 |
| TOTAL MARKET VALUE | | 537,097 |
| SOH/AGL Deduction | | 185,493 |
| ASSESSED VALUE | | 351,604 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 300,193 |
| TOTAL JUST VALUE | | 537,097 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 541,671 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230010195 | NEW SHINGLES | 27,600 | 08/09/2023 |
| B1429552 | CO ISSUED | 0 | 09/03/2015 |
| B1530289 | GARAGE | 51,996 | 04/01/2015 |
| B1429552 | NEW CONSTR | 291,361 | 11/28/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2845/285 | 1/21/2026 | WD | Q | I | 01 | 622,000 |
| GRANTOR: GREEN CHAD N & REBECC | | | | | | |
| GRANTEE: CARTER NEVA MICHELE | | | | | | |
| 2104/0871 | 2/19/2017 | QC | U | I | 11 | 100 |
| GRANTOR: GREEN CHAD N & REBECC | | | | | | |
| GRANTEE: GREEN CHAD N & REBE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2015] W22 S23 FOP=[YR=2015] W21 S8 BAS=[YR=2015] W12 S34 E12 FOP=[YR=2015] S6 E31 N6 W31$ E43 N42 W22 S8 W21 $ E21 N8$ E22 N23$ PTR=E20 FUS=[YR=2015] E13 S24 W2 S4 W11 N28$ W20$ PTR=E50 FDG=[YR=2015] E30 S40 W30 N40$ W50$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 4.03 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 112,840 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.03 Total Land Value: 112,840 Market: 0 Agricultural: 0 Common: 112,840 PRINTED 07/09/2026 BY SYS