

PT OF E1/2 OF SW1/4 OF SW1/4
IN OR 1465/695
ESMT OR 1552/50

MASON STEVEN V & RHONDA J
31675 KNIGHT RD
HILLIARD, FL 32046

2026

28-4N-23-0000-0005-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	10	ABOVE AVG 90	0500	01	3,806	89.1000	147.91	562,945	2013	2013	0	0	0	5.85	94.15	VALUATION SUMMARY																						
Exterior Wall	20	FACE BRICK 10	1 SFR CUST 100% - 2014												Heated Area: 3017																							
Roof Structure	08	IRREGULAR 100	HX Base Yr 2014												STANDARD																							
Roof Cover	03	COMP SHNGL 100	FSP 2013												Tax Group: 4																							
Interior Wall	05	DRYWALL 100	FOP 2013												Tax Dist:																							
Interior Floor	13	LVT/LAMMT 50	FOP 2013												BUILDING MARKET VALUE																							
Interior Floor	14	CARPET 50	FOP 2013												TOTAL MARKET OB/XF VALUE																							
Air Condition	03	CENTRAL 100	FOP 2013												TOTAL MARKET VALUE - MARKET																							
Heating Type	04	AIR DUCTED 100	FOP 2013												TOTAL MARKET VALUE																							
Bedrooms	3	100	FOP 2013												SOH/AGL Deduction																							
Bathrooms	3	100	FOP 2013												ASSESSED VALUE																							
Frame	02	WOOD FRAME 100	FOP 2013												TOTAL EXEMPTION VALUE																							
Stories	0	0 100	FOP 2013												HX HB																							
Units	0	0 100	FOP 2013												BASE TAXABLE VALUE																							
Occupancy	00	NONE 100	FOP 2013												TOTAL JUST VALUE																							
Quality															01	Quality Level 01																						
DOR CODE															5000	IMPROVED AG																						
MAP NUM															MKT AREA		09		NCON VALUE																			
NEIGHBORHOOD/LOC															9001.00		INCOME VALUE																					
AREA TYPE															TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT VALUE																		
BAS															3,017	100	2013	3,017	420,139	797,127																		
FCP															840	25	2013	210	29,244																			
FOP															76	30	2013	23	3,203																			
FOP															116	30	2013	35	4,874																			
FOP															312	30	2013	94	13,091																			
FSP															384	40	2013	154	21,445																			
FST															476	55	2013	262	36,485																			
STP															42	10	2013	4	557																			
STP															70	10	2013	7	974																			
TOTALS															5,333			3,806	530,013																			
EXTRA FEATURES															31675 KNIGHT RD, HILLIARD																							
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															0940	SHEDS/PORT	0 100	11 11	121.00	SF	30.00	30.00	100	2013	2013	3	50	1,815										
4															0300	BOAT DCK W	0 100	0 0	175.00	SF	20.00	20.00	100	2012	2012	3	60	2,100										
6															0940	SHEDS/PORT	0 0	16 12	192.00	SF	30.00	30.00	100	2013	2013	3	50	2,880										
7															0681	POLE SHED	0 0	10 6	60.00	SF	15.00	15.00	100	2013	2013	3	64	576										
8															0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290										
9															0350	CARPORT WD	0 0	33 20	660.00	SF	13.00	13.00	100	2014	2014	3	55	4,719										
10															0680	POLE SHED	0 100	26 26	676.00	SF	10.00	10.00	100	2026	2020		87	5,881										
TOTAL OB/XF															21,261																							
LAND DESCRIPTION															TOTAL OB/XF																							
L N															USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1															005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2															005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							
3															006005	A	PASTURE - GR	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	370.00	370.00	4,070							
4															009910	M	MARKET VALUE	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	238,000							
REVIEW DATE															01/01/2023		BY	CD	Total Acres: 15.00		Total Land Value: 22,570		Market: 238,000		Agricultural: 5,570		Common: 17,000		PRINTED 07/09/2026 BY SYS									