

PARCELS 1-19 & 1-31
PT OF E1/2 OF NE1/4
IN OR 1873/1845

SIMMONS ROBERT & SHARON
2750 BARBARA LN
HILLIARD, FL 32046

2026

33-2N-23-0000-0001-0190



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
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	2,021	100	2014	2,021	316,264
FGR	625	55	2014	344	53,832
FOP	70	30	2014	21	3,286
FOP	140	30	2014	42	6,573
UOP	348	20	2026	70	10,954
TOTALS	3,204			2,498	390,909

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,498	122.7072	170.56	426,059	2014	2014	0	0	8.25	91.75
2 SNGL FAM		100% - 2016			Heated Area: 2021			HX Base Yr 2016			
BLD DATE				LGL DATE				05/12/2026			
YE DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE										390,909	
TOTAL MARKET OB/XF VALUE										63,638	
TOTAL LAND VALUE - MARKET										128,520	
TOTAL MARKET VALUE										583,067	
SOH/AGL Deduction										225,160	
ASSESSED VALUE										357,907	
TOTAL EXEMPTION VALUE					HX HB					51,411	
BASE TAXABLE VALUE										306,496	
TOTAL JUST VALUE										583,067	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										578,311	