PT OF NE1/4 OF SW1/4 OF
SEC 33-4N-23E IN OR 2740/91
(EX UTIL ESMT IN OR 1531/487 &

BROWN JENNIFER ROSE & STEVEN WADE
1800 TOMPKINS LANDING RD
HILLIARD, FL 32046

2026

33-4N-23-0000-0004-0030

BUILDING CHARACTERISTICS

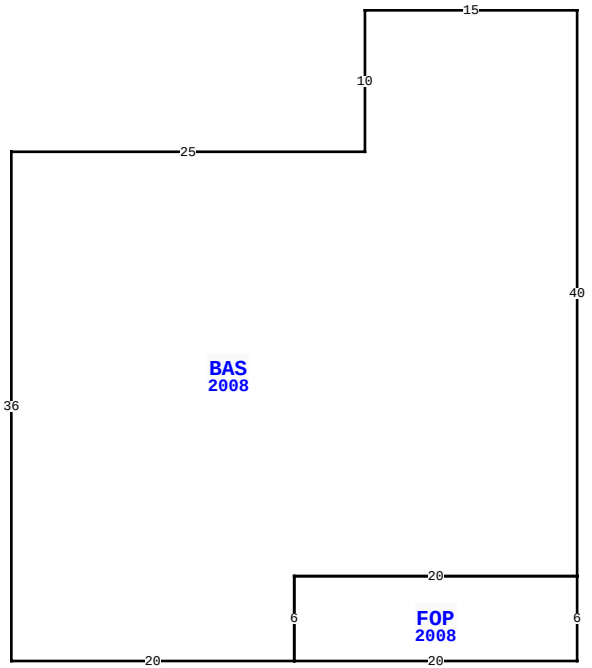
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,470	100	2008	1,470	161,681
FOP	120	30	2008	36	3,959
TOTALS	1,590			1,506	165,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	120.0540	126.06	189,846	2008	2008	0	0	0	12.75	87.25

1 SINGLE FAM 100% - 2025 Heated Area: 1470 HX Base Yr



BLD DATE	01/02/2009 JH	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1800 TOMPKINS LANDING RD, HILLIARD

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,641
TOTAL MARKET OB/XF VALUE		11,054
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		366,695
SOH/AGL Deduction		0
ASSESSED VALUE		366,695
TOTAL EXEMPTION VALUE	13	366,695
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		366,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13423	MECH OTHER	0	11/01/2007
E20140	ELEC OTHER	4,200	10/01/2007
P12767	OTHER	0	10/01/2007
C20594	CO ISSUED	0	09/01/2007
B20594	NEW CONSTR	136,500	09/01/2007
R10758	REPAIR/RRF	5,500	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/91	9/25/2024	QC	U	I	11	100
GRANTOR: MCCULLOUGH JENNIFER R						
GRANTEE: BROWN JENNIFER ROSE						
2518/1212	11/10/2021	WD	Q	I	01	350,000
GRANTOR: RAYMOND KEVIN						
GRANTEE: MCCULLOUGH JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 S10 W25 S36 E20 FOP=[YR=2008] E20 N6 W20 S6$ N6 E20 N40$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
2	0680	POLE SHED	1	100	26	32	832.00	SF	10.00	10.00	100	2024	2023		95	7,904	

LAND DESCRIPTION

TOTAL OB/XF 11,054

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	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS