



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	03	MASONRY 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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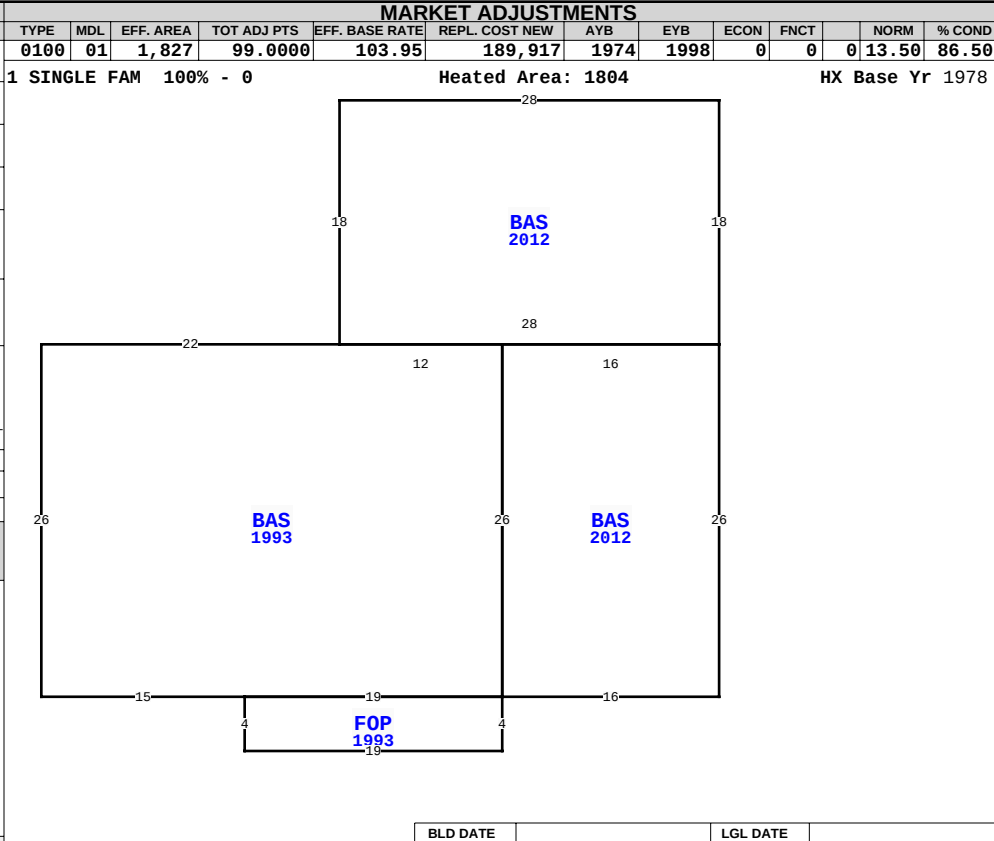
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	79,487
BAS	416	100	2012	416	37,405
BAS	504	100	2012	504	45,318
FOP	76	30	1993	23	2,068
TOTALS	1,880			1,827	164,278

EXTRA FEATURES		
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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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
4	0681	POLE SHED	0	100	0	0	1,200.00	SF	15.00	15.00	100	1990	1990	3	20	3,600	
5	0681	POLE SHED	0	100	76	18	1,368.00	SF	15.00	15.00	100	2025	2000		26	5,335	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



2020 TOMPKINS LANDING RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															10,405
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		164,278			
TOTAL MARKET OB/XF VALUE		10,405			
TOTAL LAND VALUE - MARKET		68,000			
TOTAL MARKET VALUE		242,683			
SOH/AGL Deduction		144,007			
ASSESSED VALUE		98,676			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		47,265			
TOTAL JUST VALUE		242,683			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		239,327			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94781	ADDITION	29,912	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0251/0086	10/20/1977	WD	U	I		28,000
GRANTOR: SWINDELL CARROLL S (S						
GRANTEE: VARNES FRANK DELBER						
0160/0627	10/30/1973	WD	Q	V		3,000
GRANTOR: STEEDLEY EUGENE & MAR						
GRANTEE: SWINDELL CARROLL S						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2012] W28 S18 BAS=[YR=1993] W22 S26 E15 FOP=[YR=1993] S4E19 N4W19\$ E19 BAS=[YR=2012] E16 N26W16S26\$ N26 W12\$ E28 N18\$.		