PT OF LOTS 44 45 & 53
IN OR 2579/842
ESMT OR 1428/1797

BRETT CHARLES GREGORY
30600 KNIGHT RD
HILLIARD, FL 32046

2026

33-4N-23-2020-0044-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

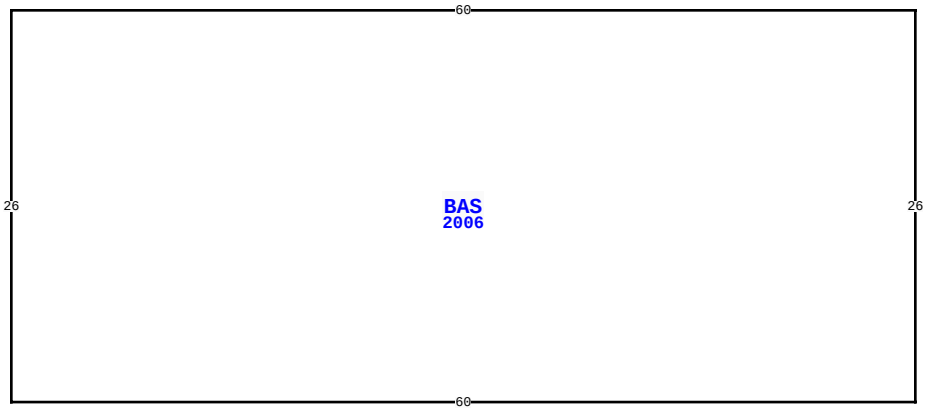
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2006	1,560	91,839
TOTALS	1,560			1,560	91,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	155.7400	140.17	218,665	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2023 Heated Area: 1560 HX Base Yr 2023



30600 KNIGHT 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: 4	Tax Dist:	
BUILDING MARKET VALUE		91,839
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		105,420
TOTAL MARKET VALUE		200,339
SOH/AGL Deduction		63,074
ASSESSED VALUE		137,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,854
TOTAL JUST VALUE		200,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4801	MH MOVE-ON	0	08/21/2006
E17634	ELEC OTHER	1,500	07/01/2006
M11740	MECH OTHER	0	07/01/2006
P11319	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0842	7/15/2022	WD	Q	I	01	239,000
GRANTOR: SPURLOCK SARAH JANE B						
GRANTEE: BRETT CHARLES GREGO						
1604/0363	1/28/2009	QC	U	I	11	100
GRANTOR: SPURLOCK MICHAEL BRAN						
GRANTEE: SPURLOCK SARAH JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W60 S26 E60 N26$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	5.02	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,420							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.02 Total Land Value: 105,420 Market: 0 Agricultural: 0 Common: 105,420 PRINTED 07/09/2026 BY SYS