

PT OF SEC 28-5N-24E &
PT OF SEC 33-5N-24E
IN OR 1022/647

SMITH E D
39172 WATER EDGE DRIVE
HILLIARD, FL 32046-6695

2026

33-5N-24-0000-0001-0020



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	11	BD/BTN AVG 100	0900	01	3,440	83.6280	116.24	399,866	2002	2002	0	0	0	11.50	88.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2008													Heated Area: 2262													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2008													
Interior Wall	05	DRYWALL 100																											
Interior Floop	09	PINE WOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			5000IMPROVED AG																										
MAP NUM																09													
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,560	100	2002	1,560	160,481																								
FGR	1,156	55	2002	636	65,427																								
FOP	1,808	30	2002	542	55,757																								
FUS	702	100	2002	702	72,216																								
TOTALS			5,226		3,440	353,881																							
EXTRA FEATURES						39172 WATER EDGE DR, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	1,680													
2	0300	BOAT DCK W	0	100	0	0	221.00	SF	40.00	40.00	100	2008	2008	3	44	3,890													
3	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00	26.00	100	2008	2008	3	44	2,402													
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2008	2008	3	27	243													
5	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2007	2007	3	40	3,360													
6	0681	POLE SHED	0	100	60	32	1,920.00	SF	15.00	15.00	100	2007	2007	3	40	11,520													
7	0681	POLE SHED	0	100	92	36	3,312.00	SF	15.00	15.00	100	2007	2007	3	40	19,872													
TOTAL OB/XF 42,967																													
LAND DESCRIPTION																													
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												
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000												
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	15.70	AC		1.00	1.00	1.00	530.00	530.00	8,321												
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	170.00	170.00	340												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.70	AC		1.00	1.00	1.00	13,000.00	13,000.00	230,100												
REVIEW DATE 01/01/2023 BY CD Total Acres: 18.70 Total Land Value: 21,661 Market: 230,100 Agricultural: 8,661 Common: 13,000 PRINTED 07/09/2026 BY SYS																													

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1022/0647	12/03/2001	WD	U	V	07	100					
GRANTOR: POWELL W E											
GRANTEE: SMITH E D											
0983/0864	4/26/2001	WD	Q	V	01	10,300					
GRANTOR: POWELL WILLIAM E											
GRANTEE: SMITH E D											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2002] W52 S30 E52 N30 \$ FOP=[YR=2002] N8 W16 N12 W20 S12 W24 S46 E68 N46 W8 S38 W52 N30 E52 \$ PTR= E15 FUS=[YR=2002] E18 S7 E14 S15 W20 S8 W12 N30 \$ W15 \$ PTR= N30 FGR=[YR=2002] N34 W34 S34 E34 \$ S30 \$.											