LOT 13 OR 752 PG 918
R788201 & R788203
PROSPECT LANDING PB 6/30

THIGPEN TIMOTHY & WINONA
39150 CRACKER CT
HILLIARD, FL 32046

2026

33-5N-24-166L-0013-0000

BUILDING CHARACTERISTICS

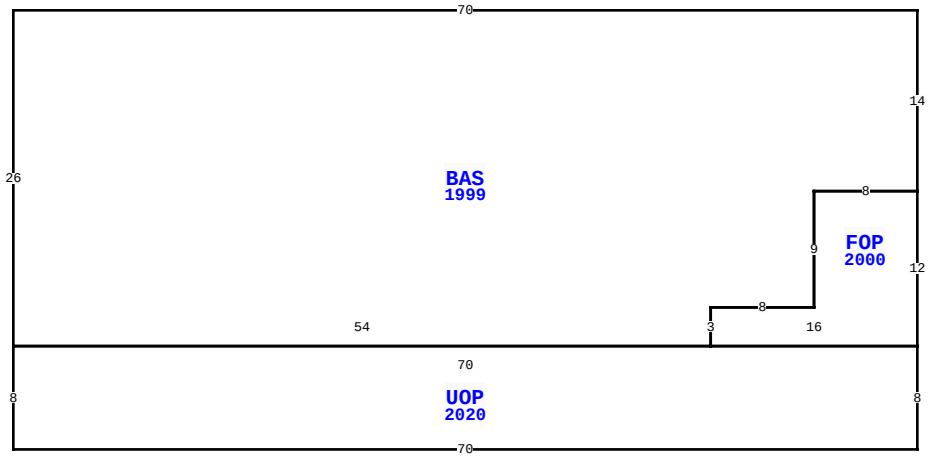
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,700	100	1999	1,700	78,900
FOP	120	30	2000	36	1,671
UOP	560	25	2020	140	6,498
TOTALS	2,380			1,876	87,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,876	128.9200	116.03	217,672	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 100% - 1997 Heated Area: 1700 HX Base Yr 1997



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,069
TOTAL MARKET OB/XF VALUE		21,884
TOTAL LAND VALUE - MARKET		289,530
TOTAL MARKET VALUE		179,517
SOH/AGL Deduction		90,087
ASSESSED VALUE		89,430
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,019
TOTAL JUST VALUE		398,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001543	CO ISSUED	0	02/20/2020
2000519	MH MOVE-ON	0	01/28/2020
MH992835	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0752/0918	2/26/1996	WD	Q	V		39,300

GRANTOR: WADE D E

GRANTEE: THIGPEN TIMOTHY & W

39150 CRACKER CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/31/2025 KBA

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	0751	UOP	0	100	16	16	256.00	SF	10.00	10.00	100	2001	2001	3	27	691	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2001	2001	3	27	1,166	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
5	0753	UEP	0	0	0	0	520.00	SF	22.00	22.00	100	2020	2020	3	87	9,953	
6	0351	CARPORT MT	0	100	36	20	720.00	SF	6.90	6.90	100	2020	2020	3	82	4,074	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S26 UOP=[YR=2020] S8 E70 N8 FOP=[YR=2000] N12 W8 S9 W8 S3 E16$ W70$ E54 N3 E8 N9 E8 N14$.

LAND DESCRIPTION

TOTAL OB/XF 21,884

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.80	19,000.00	34,200.00	34,200							
2	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.80	19,000.00	34,200.00	34,200							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.00	370.00	370.00	2,164							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.85	AC		1.00	1.00	1.80	21,000.00	37,800.00	221,130							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.85 Total Land Value: 70,564 Market: 221,130 Agricultural: 2,164 Common: 68,400 PRINTED 07/09/2026 BY SYS