PT OF W1/2 OF NW1/4
IN OR 2751/339

WILSON LINDA H L/E/
2781 PAINT HORSE TRAIL
HILLIARD, FL 32046

2026

34-2N-23-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

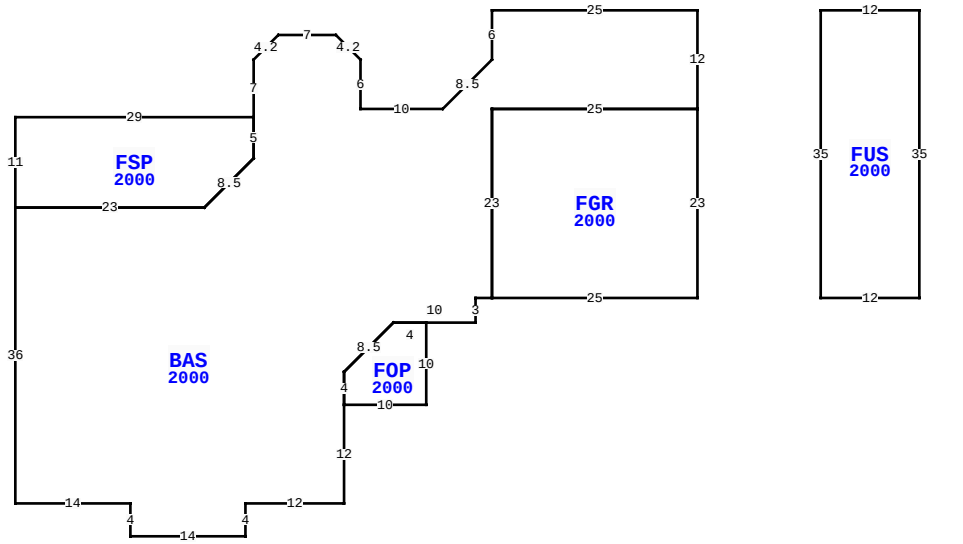
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,552	100	2000	2,552	291,679
FGR	575	55	2000	316	36,117
FOP	82	30	2000	25	2,858
FSP	301	40	2000	120	13,715
FUS	420	100	2000	420	48,003
TOTALS	3,930			3,433	392,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,433	101.2000	140.67	482,920	2000	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2016 Heated Area: 2972 HX Base Yr 2016



2781 PAINT HORSE TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		392,372
TOTAL MARKET OB/XF VALUE		29,075
TOTAL LAND VALUE - MARKET		409,640
TOTAL MARKET VALUE		444,031
SOH/AGL Deduction		164,980
ASSESSED VALUE		279,051
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,640
TOTAL JUST VALUE		831,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		761,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E00	NEW CONSTR	3,500	04/01/2000
P003845	NEW CONSTR	0	02/01/2000
B996610	NEW CONSTR	37,000	11/01/1999
B996324	NEW CONSTR	235,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/339	11/18/2024	LE	U	I	11	100
GRANTOR: WILSON LINDA H						
GRANTEE: WILSON LINDA H REVO						
2057/0897	7/11/2016	QC	U	I	11	100
GRANTOR: WILSON GREGORY J & LI						
GRANTEE: WILSON LINDA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 S6 L6 D6 W10 N6 L3 U3 W7 D3 L3 S7 FSP=[YR=2000] W29 S11 E23 U6 R6 N5 $ S5 L6 D6 W23 S36 E14 S4 E14 N4 E12 N12 FOP=[YR=2000] E10N10 W4 D6 L6 S4 $ N4 U6 R6 E10N3 E2 FGR=[YR=2000] E25 N23 W25 S23$ N23 E25 N12 $ PTR= E15 FUS=[YR=2000] E12 S35 W12 N35 $ W15$.

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	0200	BARN WD 0-	0	100	80	10	800.00	SF	20.00	20.00	100	2000	2000	3	26	4,160	
2	0205	BARN MTL 3	0	100	80	40	3,200.00	SF	9.00	9.00	100	2000	2000	3	26	7,488	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
5	0200	BARN WD 0-	0	100	40	24	960.00	SF	20.00	20.00	100	2001	2001	3	27	5,184	
6	0681	POLE SHED	0	100	80	15	1,200.00	SF	15.00	15.00	100	2002	2002	3	28	5,040	
7	0681	POLE SHED	0	100	40	26	1,040.00	SF	15.00	15.00	100	2002	2002	3	28	4,368	

LAND DESCRIPTION

TOTAL OB/XF 29,075

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	1.00	11,000.00	11,000.00	11,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	19.24	AC		1.00	1.00	1.00	370.00	370.00	7,119							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	395.00	395.00	2,765							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	170.00	170.00	1,700							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	36.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	398,640							

REVIEW DATE 01/01/2023 BY CD Total Acres: 37.24 Total Land Value: 22,584 Market: 398,640 Agricultural: 11,584 Common: 11,000 PRINTED 07/09/2026 BY SYS