

LOT 6 1994 JACO TW
IN OR 973/1096
CORNWALL SURVEY

LINDER TRENTON J & TRACY A
18124 LINDER LANE
HILLIARD, FL 32046

2026

34-4N-23-2020-0006-0000



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	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,919	116.0000	98.60	189,213	1993	1993	0	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 100% - 2001														Tax Group: 4		Tax Dist:																	
Roof Cover	01	MINIMUM 100	Heated Area: 1919 HX Base Yr 2001 BAS 1993														BUILDING MARKET VALUE										56,764									
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										23,282									
Interior Floo	14	CARPET 100															TOTAL LAND VALUE - MARKET										190,000									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE										120,036									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction										23,761									
Bedrooms	3	100															ASSESSED VALUE										96,275									
Bathrooms	2	100															TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE										44,864									
Stories	1.	1. 100															TOTAL JUST VALUE										270,046									
Units	0	100															NCON VALUE										0									
Quality		03	Quality Level 03		INCOME VALUE																															
DOR CODE		5000		IMPROVED AG		PREVIOUS YEAR MKT VALUE										323,439																				
MAP NUM				MKT AREA																																
NEIGHBORHOOD/LOC		9001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,919	100	1993	1,919	56,764																															
TOTALS		1,919			1,919	56,764																														
EXTRA FEATURES						18124 LINDER LN, HILLIARD										BLD DATE				LGL DATE		05/12/2026		MLU												
																XF DATE				LAND DATE		11/18/2024		KBA												
																INC DATE				AG DATE																
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450																				
2	0350	CARPORT WD	0	100	24	36	864.00	SF	13.00	13.00	100	1996	1996	3	20	2,246																				
3	0681	POLE SHED	0	100	13	36	468.00	SF	15.00	15.00	100	1998	1998	3	24	1,685																				
4	0681	POLE SHED	0	100	14	36	504.00	SF	15.00	15.00	100	1998	1998	3	24	1,814																				
5	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1998	1998	3	20	72																				
6	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1998	1998	3	20	256																				
7	0752	USP	0	100	14	16	224.00	SF	15.00	15.00	100	1998	1998	3	24	806																				
9	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1998	1998	3	20	576																				
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																				
11	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000																				
LAND DESCRIPTION						TOTAL OB/XF 21,905																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																			
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																			
3	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	275.00	275.00	1,650																			
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	170.00	170.00	340																			
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000																			
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 10.00		Total Land Value: 39,990		Market: 152,000		Agricultural: 1,990		Common: 38,000		PRINTED 07/09/2026 BY SYS																				

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