BLOCK 5 LOTS 5 & 6
IN OR 997/694
ST MARYS HIGHLANDS PB 5/12-13

LIPSETT CAROLYN B & PHILLIP M
29306 ST MARYS CIRCLE
HILLIARD, FL 32046

2026

41-4N-23-2100-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

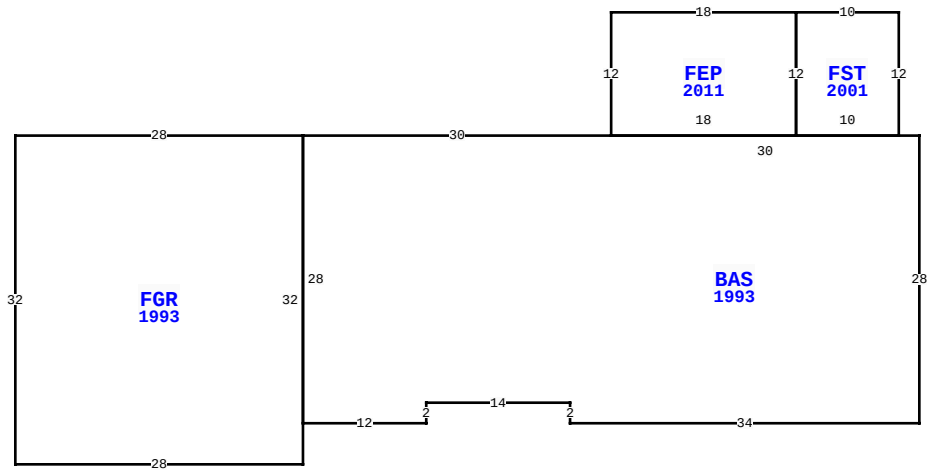
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1993	1,652	136,923
FEP	216	80	2011	173	14,339
FGR	896	55	1993	493	40,861
FST	120	55	2001	66	5,470
TOTALS	2,884			2,384	197,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	127.0129	133.36	317,930	1964	1964	0	0	0	37.85	62.15

1 SINGLE FAM 100% - 2002 Heated Area: 1652 HX Base Yr 2002



29306 ST MARYS CIR, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,091
TOTAL MARKET OB/XF VALUE		75,700
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		362,791
SOH/AGL Deduction		138,782
ASSESSED VALUE		224,009
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,598
TOTAL JUST VALUE		362,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013100	18X25 FGR	21,735	12/31/2020
18006301	SWIM POOL	40,000	06/19/2018
B1632241	GARAGE	26,780	05/31/2016
R013176	REPAIR/RRF	0	04/01/2001
6404	REPAIR/RRF	2,600	04/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0997/0694	7/12/2001	WD	Q	I		117,000
GRANTOR: SMITHWICK HARRY L & J						
GRANTEE: LIPSETT CAROLYN & P						
0817/1926	12/24/1997	WD	Q	I		95,000
GRANTOR: BIGLER CHARLES A						
GRANTEE: SMITHWICK HARRY & J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2001] W10 FEP=[YR=2011] W18 S12 BAS=[YR=1993] W30 FGR=[YR=1993] W28 S32 E28 N32$ S28 E12 N2 E14 S2 E34 N28 W30$ E18 N12$ S12 E10 N12$.

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
2	0510	GARAGE WD-	0	100	25	18	450.00	SF	61.25	61.25	100	2016	2016	3	75	20,672	
6	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
8	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2016	2016	3	65	1,872	
9	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2016	2016	3	65	1,872	
10	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2021	2021	3	86	3,784	

LAND DESCRIPTION

TOTAL OB/XF 75,700

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	2.00	LT		1.00	1.00	1.00	38,500.00	38,500.00	77,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 07/09/2026 BY SYS

BLOCK 5 LOTS 5 & 6
IN OR 997/694
ST MARYS HIGHLANDS PB 5/12-13

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HILLIARD, FL 32046

2026

41-4N-23-2100-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

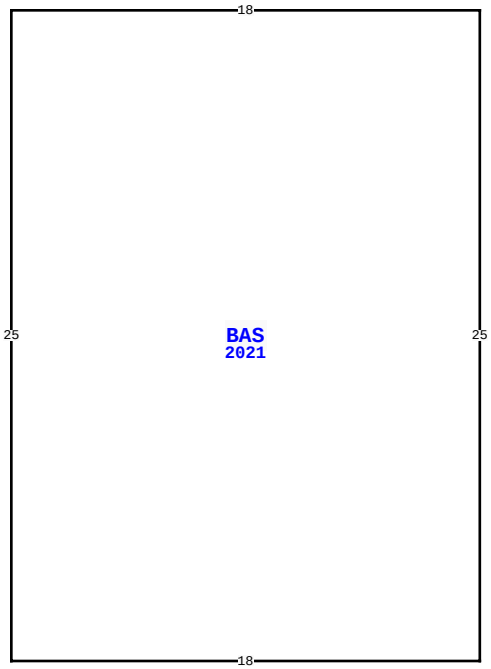
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2021	450	12,498
TOTALS	450			450	12,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	450	50.6000	28.34	12,753	2021	2021	0	0	0	2.00	98.00

2 ACCESORY U 100% - 2002 Heated Area: 450 HX Base Yr 2002



29306 ST MARYS CIR, HILLIARD

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XF DATE			LAND DATE	04/08/2026 MLU
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,598
TOTAL JUST VALUE		362,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0817/1926	12/24/1997	WD	Q	I		95,000
GRANTOR: BIGLER CHARLES A						
GRANTEE: SMITHWICK HARRY & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S25 E18 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 07/09/2026 BY SYS