

W1/2 OF NE1/4 OF SE1/4
IN OR 1524/93
EX RW & 9-3

CORNETT SHELIA M &/BRIGHT DAVID M
29904 PIGEON CREEK RD
HILLIARD, FL 32046

2023

03-2N-23-0000-0009-0010



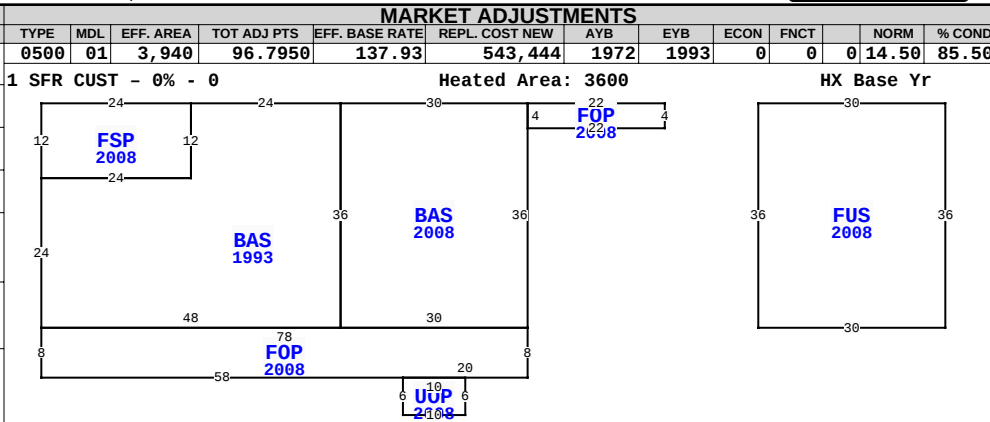
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	169,819
BAS	1,080	100	1,080	127,364
FOP	88	30	26	3,066
FOP	624	30	187	22,053
FSP	288	40	115	13,562
FUS	1,080	100	1,080	127,364
UOP	60	20	12	1,415
TOTALS	4,660		3,940	464,645

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	28	30	840.00	SF	35.00	35.00	
2	0681	POLE SHED	0	0	37	28	1,036.00	SF	15.00	15.00	
3	0855	CONC PAVER	0	0	0	0	5,002.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	5.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
59,706											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
STANDARD											
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										482,933	
TOTAL MARKET OB/XF VALUE										59,706	
TOTAL LAND VALUE - MARKET										95,000	
TOTAL MARKET VALUE										637,639	
SOH/AGL Deduction										155,408	
ASSESSED VALUE										482,231	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										482,231	
TOTAL JUST VALUE										637,639	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										550,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19973	ELEC OTHER	1,500	09/01/2007
M13288	MECH OTHER	0	09/01/2007
B20062	ADDITION	174,042	06/01/2007
R10462	REPAIR/RRF	7,500	06/01/2007
B9502368	ADDITION	9,000	01/01/1996
B952368	ADDITION	9,000	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1524/0093	9/07/2007	WD	U	I	06	138,285	
GRANTOR: CORNETT SHELIA M							
GRANTEE: CORNETT SHELIA M &							
1194/0057	12/08/2003	WD	Q	I		147,000	
GRANTOR: ADAMS MARK D & JENIFE							
GRANTEE: CORNETT SHELIA M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W22 BAS=[YR=2008] W30 BAS=[YR=1993] W24 FSP=[YR=2008] W24 S12 E24 N12 \$ S12 W24 S24 FOP=[YR=2008] S8 E58 UOP=[YR=2008] S6 E10 N6 W10 \$ E20 N8 W78 \$ E48 N36 \$ S36 E30 N36 \$ S4 E22 N4 \$ PTR=E15 FUS=[YR=2008] E30 S36 W30 N36 \$ W15 \$.											

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