

LOT 10
IN OR 1207/1987
CORNWALL SURVEY

MCDONALD CHRISTOPHER
P O BOX 1392
HILLIARD, FL 32046

2023

05-3N-24-2020-0010-0000



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	PAGE 1 of 1 3												
Exterior Wall	10	ABOVE AVG 100	0100	01	1,800	109.0000	98.37	177,066	2006	2006	0	0	0	7.50	92.50	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2011													Heated Area: 1738 HX Base Yr 2011											
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY											
Interior Wall	05	DRYWALL 100														Tax Group: 3 Tax Dist:											
Interior Floop	14	CARPET 100														BUILDING MARKET VALUE 163,786											
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 0											
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 160,000											
Bedrooms	3	100														TOTAL MARKET VALUE 323,786											
Bathrooms	2	100														SOH/AGL Deduction 162,835											
Frame	02	WOOD FRAME 100														ASSESSED VALUE 160,951											
Stories	1.	1. 100														TOTAL EXEMPTION VALUE HX HB 50,000											
Units	0	100														BASE TAXABLE VALUE 110,951											
Occupancy	00	NONE 100	TOTAL JUST VALUE 323,786																								
Quality 03 Quality Level 03																NCON VALUE 0											
DOR CODE 0100 SINGLE FAMILY																INCOME VALUE											
MAP NUM MKT AREA 06																PREVIOUS YEAR MKT VALUE 236,849											
NEIGHBORHOOD/LOC 6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												PERMIT NUM DESCRIPTION AMT ISSUED											
BAS	1,738	100	1,738	158,144												C685 CO ISSUED 103,300 11/01/2005											
DCK	52	10	5	455												1685 NEW CONSTR 103,300 11/01/2005											
FOP	52	30	16	1,456																							
FOP	138	30	41	3,731																							
TOTALS				1,980	1,800	163,786												SALES DATA									
EXTRA FEATURES																OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
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	1207/1987 2/12/2004 WD U V 07 100											
																GRANTOR: CENTER JORDAN K & EDM											
																GRANTEE: MCDONALD CHRISTOPHE											
																1195/0511 12/15/2003 WD Q V 77,500											
																GRANTOR: CENTER JORDAN K & EDM											
																GRANTEE: MCDONALD CHRISTOPHE											
																BUILDING NOTES											
																BUILDING DIMENSIONS											
																BAS=[YR=2006] W4 N18 W33 DCK=[YR=2006] N4 W13 S4											
																FOP=[YR=2006] S4 E13 N4 W13 \$ E13 \$ S4 W13 S28 FOP=[YR=2006]											
																S8 E18 N11 W4 S3 W2 S2 W9 N2 W3 \$ E3 S2 E9 N2 E2 N3 E4 S15											
																E12 N4 E16 N12 E4 N10 \$.											
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			
1	000115	C	SFR ACRES	100	0006		0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000										
REVIEW DATE 02/02/2017 BY TWSB Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																											