

E400' OF SE1/4 OF SW1/4 OF NE
1/4 & E400' OF S170' OF
NE1/4 OF SW1/4 OF NE1/4

CANADAY CONNIE
3399 JESSIE ROAD
HILLIARD, FL 32046

2023

10-2N-23-0000-0003-0020



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 6													
Exterior Wall	05	AVERAGE 100	0900	01	2,902	90.5220	107.49	311,936	1994	1994	0	0	0	13.75	86.25	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1995													Heated Area: 2614												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1995												
Interior Wall	05	DRYWALL 50																										
Interior Wall	06	CUST PANEL 50																										
Interior Floo	14	CARPET 90																										
Interior Floo	09	PINE WOOD 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
DOR CODE			6000PASTURELAND 1																									
MAP NUM			MKT AREA 09																									
NEIGHBORHOOD/LOC			9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,614	100	2,614	242,344																								
FOP	240	30	72	6,675																								
FOP	720	30	216	20,026																								
TOTALS			3,574	2,902	269,045																							
EXTRA FEATURES			3399 JESSIE RD, HILLIARD																									
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540												
2	0681	POLE SHED	0	100	16	24	384.00	SF	15.00	15.00	100	1988	1988	3	20	1,152												
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1997	1997	3	21	8,033												
4	0845	KOOL DECK	0	100	0	0	930.00	SF	7.25	7.25	100	1997	1997	3	75	5,057												
5	0910	SCRN RM L	0	100	44	42	1,848.00	SF	15.00	15.00	100	1998	1998	3	20	5,544												
6	0510	GARAGE WD-	0	100	29	21	609.00	SF	35.00	35.00	100	2001	2001	3	30	6,395												
7	0812	CONCRETE C	0	100	0	0	1,056.00	SF	4.00	4.00	100	1998	1998	3	77	3,252												
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1990	1990	3	20	409												
TOTAL OB/XF 31,382																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,100											
2	006005	A	PAST/GRAZE	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200											
3	009910	M	MKT. VAL. AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000											
REVIEW DATE 08/06/2021 BY TWA Total Acres: 7.67 Total Land Value: 82,300 Market: 95,000 Agricultural: 2,200 Common: 80,100 PRINTED 08/02/2023 BY SYS																												