PT OF E1/2 OF SW1/4 OF NE1/4
IN OR 2608/1153
EX ESMT OR 651/772

HARDWICK SHAWN A
3171 JESSIE RD
HILLIARD, FL 32046

2023

10-2N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

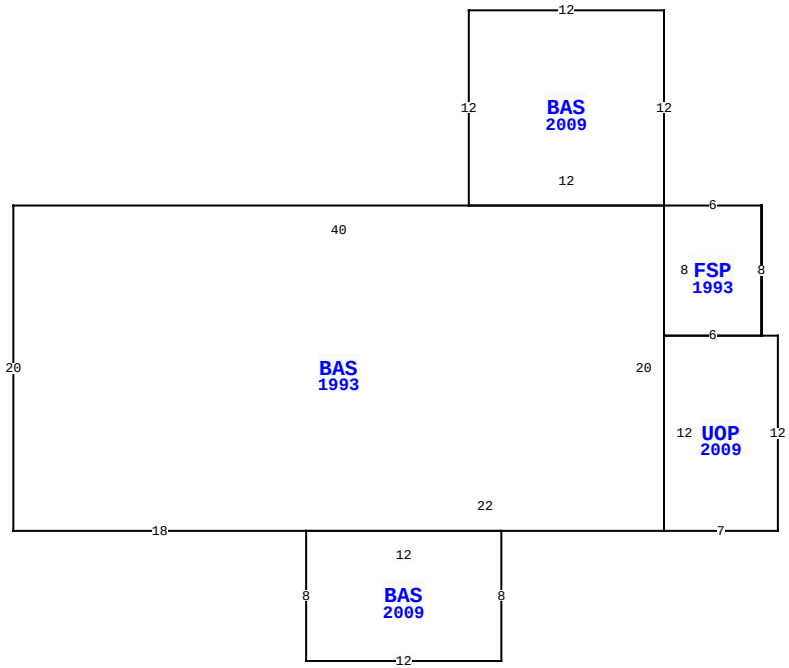
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	800	100	800	53,353
BAS	96	100	96	6,402
BAS	144	100	144	9,603
FSP	48	40	19	1,267
UOP	84	20	17	1,134
TOTALS	1,172		1,076	71,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,076	98.3680	88.78	95,527	1963	1968	0	0	0	24.88	75.12

1 SINGLE FAM – 100% - 2023 Heated Area: 1040 HX Base Yr 2023



3171 JESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		71,760
TOTAL MARKET OB/XF VALUE		2,859
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		110,319
SOH/AGL Deduction		0
ASSESSED VALUE		110,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,319
TOTAL JUST VALUE		110,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1153	12/15/2022	SW	U	I	11	100
GRANTOR: HOLTON DAVID W						
GRANTEE: HARDWICK SHAWN A						
1703/1917	12/20/2010	QC	U	I	11	100
GRANTOR: NELSON RICHARD & GRAC						
GRANTEE: HOLTON DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-6,0] W40 S20 E18 E22 N20 $
BAS=[YR=2009;ORIG=-6,0] N12 W12 S12 E12 $
BAS=[YR=2009;ORIG=-28,20] S8 E12 N8 W12 $
UOP=[YR=2009;ORIG=-6,20] E7 N12 W1 N8 S8 W6 S12 $
FSP=[YR=1993;ORIG=0,0] W6 S8 E6 N8 $
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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
1	0680	POLE SHED	0	100	19	8	152.00	SF	10.00	10.00	100	1983	1983	3	20	304	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
4	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	2008	2008	3	56	1,075	

LAND DESCRIPTION

TOTAL OB/XF 2,859

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	000115	C	SFR ACRES	100	0007	OR	228.00	228.00	1.19	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,700							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 1.19 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS