

N1/2 OF SE1/4
IN OR 646/973
EX 10-1 10-2 10-3 & 10-4

CUNNINGHAM JAMES G & LILLIS D
17286 CUNNINGHAM FARMS PLACE
HILLIARD, FL 32046

2023

10-3N-23-0000-0010-0000



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 2																							
Exterior Wall	05	AVERAGE 60	0900	01	2,293	92.7864	110.18	252,643	1966	1985	0	0	20.44	79.56	VALUATION BY																							
Exterior Wall	20	FACE BRICK 40	1 SNGL FAM - 100% - 0												Heated Area: 2139												HX Base Yr											
Roof Structure	03	GABLE/HIP 100													Tax Group: 4												Tax Dist:											
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE												213,361											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE												62,903											
Interior Floor	14	CARPET 90													TOTAL LAND VALUE - MARKET												328,050											
Interior Floor	08	SHT VINYL 10													TOTAL MARKET VALUE												328,358											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction												122,645											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE												205,713											
Bedrooms	2	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms	2	100													BASE TAXABLE VALUE												155,713											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE												596,314											
Stories	1.	1. 100	NCON VALUE												0																							
Units	0	100	INCOME VALUE												PREVIOUS YEAR MKT VALUE																							
BUD8 Adjustme	04	DIST 01 100																																				
Occupancy	00	NONE 100																																				
Quality	01	Quality Level 01																																				
DOR CODE	5000	IMPROVED AG																																				
MAP NUM		MKT AREA	09																																			
NEIGHBORHOOD/LOC	9001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,593	100	1,593	139,641																																		
BAS	546	100	546	47,862																																		
FCP	472	25	118	10,344																																		
UST	80	45	36	3,155																																		
TOTALS	2,691		2,293	201,003																																		
EXTRA FEATURES				17286 CUNNINGHAM FARMS PL, HILLIARD												BLD DATE																						
																XF DATE																						
																LGL DATE																						
																LAND DATE																						
																AG DATE																						
																06/13/2023 MLU																						
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																					
2	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	100	1980	1980	3	35	444																						
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715																						
4	0511	GARAGE CB-	0	100	31	18	558.00	SF	40.00	40.00	100	1980	1980	3	35	7,812																						
5	0370	CHICKEN HS	0	0	37	400	14,800.00	SF	0.40	0.40	100	1980	1980	3	20	1,184																						
6	0511	GARAGE CB-	0	100	19	18	342.00	SF	40.00	40.00	100	1980	1980	3	35	4,788																						
7	0370	CHICKEN HS	0	0	37	400	14,800.00	SF	0.40	0.40	100	1980	1980	3	20	1,184																						
8	0680	POLE SHED	0	100	10	109	1,090.00	SF	10.00	10.00	100	1980	1980	3	20	2,180																						
10	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	100	1990	1990	3	62	2,428																						
11	0202	BARN WD 30	0	100	104	40	4,160.00	SF	17.25	17.25	100	2001	2001	3	30	21,528																						
12	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1991	1991	3	100	6,000																						
LAND DESCRIPTION				TOTAL OB/XF												49,263																						
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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																					
2	006000	A	PAST1/HAY	0			0.00	0.00	29.82	AC		1.00	1.00	1.00	440.00	440.00	13,121																					
3	005600	A	TIMBER 3 SI	0			0.00	0.00	17.19	AC		1.00	1.00	1.00	410.00	410.00	7,048																					
4	005902	A	HARDWOOD SI	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	175.00	175.00	1,925																					
5	009910	M	MKT. VAL. AG	0			0.00	0.00	58.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	290,050																					
REVIEW DATE 04/20/2020 BY TWA Total Acres: 59.01 Total Land Value: 52,094 Market: 290,050 Agricultural: 22,094 Common: 30,000 PRINTED 08/02/2023 BY SYS																																						

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