SUBLOT 26
IN OR 1328/1505
SUB OF NW1/4 PB 1/3

CANADAY CONNIE
3399 JESSIE ROAD
HILLIARD, FL 32046

2023

16-3N-24-2580-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

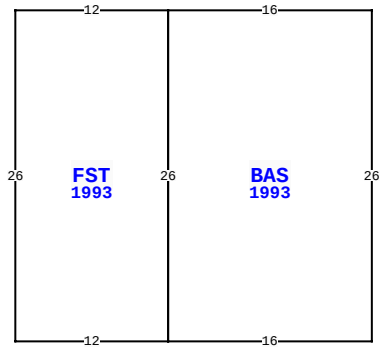
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

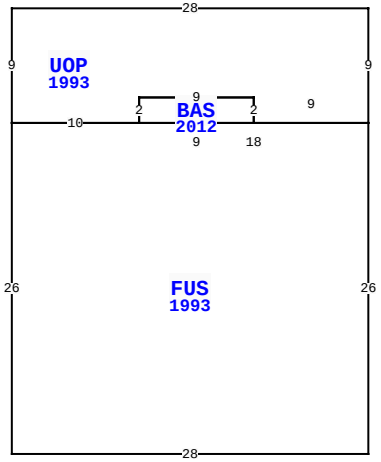
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	416	34,820
BAS	18	100	18	1,507
FST	312	55	172	14,397
FUS	728	100	728	60,934
UOP	234	20	47	3,934
TOTALS	1,708		1,381	115,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,381	108.1600	97.61	134,799	1993	1993	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1162 HX Base Yr





37099 LITTLE MAGNOLIA CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,590
TOTAL MARKET OB/XF VALUE	462
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	138,052
SOH/AGL Deduction	9,957
ASSESSED VALUE	128,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,095
TOTAL JUST VALUE	138,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
031020	REMODEL	2,000	10/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/1505	6/27/2005	QC	U	I	07	100
GRANTOR: MCINTURFF RICHARD E &						
GRANTEE: CANADAY CONNIE						
1230/1035	5/14/2004	QC	U	I	06	12,000
GRANTOR: MCINTURFF RICHARD E &						
GRANTEE: CANADAY CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FST=[YR=1993] W12 S26 E12 N26$ S26 E16 N26$
PTR=E15 UOP=[YR=1993] E28 S9 FUS=[YR=1993] S26 W28 N26 E10
BAS=[YR=2012] N2 E9 S2 W9$ E18$ W9 N2 W9 S2 W10 N9$ W15$.

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
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2002	2002	3	21	270	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	2012	2012	3	60	192	

LAND DESCRIPTION

TOTAL OB/XF 462

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	000100	C	SFR	0	0006	R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/01/2018 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS