PT LOT 48 SUB LOT 9
IN OR 2502/1351
CORNWALL SURVEY

CASTLEBERRY SHYANNE N &/JOHNS LACEY R
371871 HENRY SMITH ROAD
HILLIARD, FL 32046

2023

17-3N-24-2020-0048-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

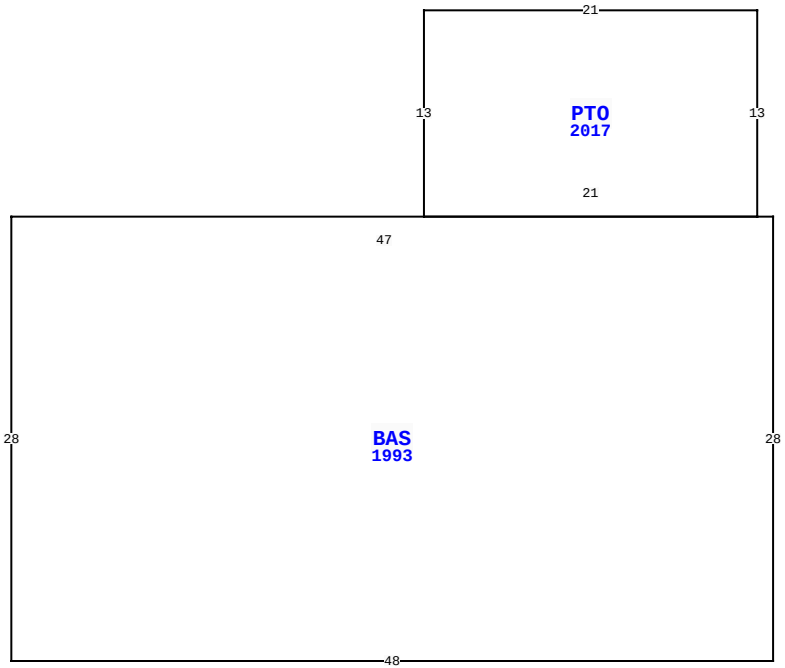
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	191,045
PTO	273	5	14	1,990
TOTALS	1,617		1,358	193,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,358	126.6720	150.42	204,270	1974	2010	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



371871 HENRY SMITH RD, 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		193,035
TOTAL MARKET OB/XF VALUE		1,873
TOTAL LAND VALUE - MARKET		26,460
TOTAL MARKET VALUE		221,368
SOH/AGL Deduction		41,684
ASSESSED VALUE		179,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,684
TOTAL JUST VALUE		221,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150067	ELEC OTHER	0	07/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2502/1351	10/05/2021	WD	Q	I	01	219,000
GRANTOR: THOMPSON KYLEE L & DA						
GRANTEE: CASTLEBERRY SHYANNE						
2153/1422	10/23/2017	WD	Q	I	01	135,000
GRANTOR: QUINTAS GABRIEL & KAT						
GRANTEE: BRYANT KYLEE L & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=2017] N13 W21 S13 E21 $ W47 S28 E48 N28 $.

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
7	0811	CONCRETE B	0	100	0	0	456.00	SF	5.20	5.20	100	1999	1999	3	79	1,873	

TOTAL OB/XF 1,873

LAND DESCRIPTION

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	100	0006		130.00	300.00	0.98	AC		1.00	1.00	1.00	27,000.00	27,000.00	26,460							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.98 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 08/02/2023 BY SYS