



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

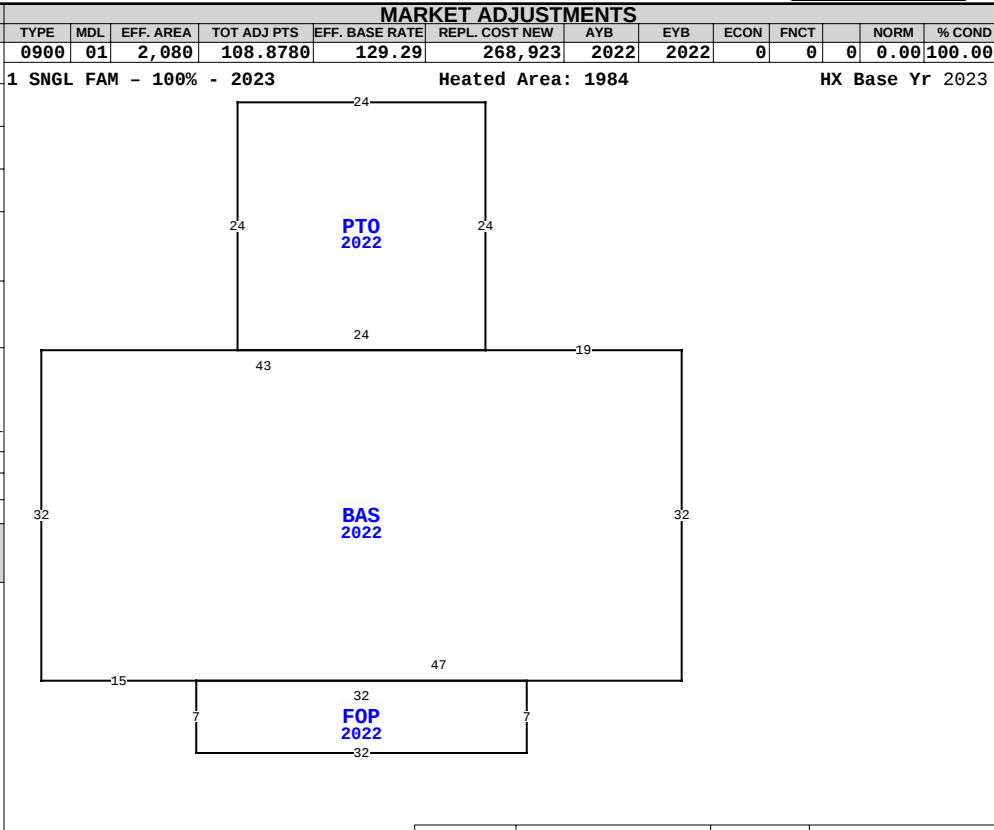
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	256,511
FOP	224	30	67	8,662
PTO	576	5	29	3,749

TOTALS	2,784		2,080	268,923
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	126.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00



19955 JAGUAR DR, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2022	2022	3	100	819	

TOTAL OB/XF									
819									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					268,923				
TOTAL MARKET OB/XF VALUE					819				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					364,742				
SOH/AGL Deduction					0				
ASSESSED VALUE					364,742				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					314,742				
TOTAL JUST VALUE					364,742				
NCON VALUE					269,742				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015376	CO ISSUED	0	10/13/2022
22001696	NEW CONSTR	301,142	01/31/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2485/1746	8/06/2021	WD	Q	V	01	105,000	
GRANTOR:MCCLINTOCK SHANE M							
GRANTEE:O'QUINN SEAN M & BR							
2473/1018	6/23/2021	WD	Q	V	01	70,000	
GRANTOR:LYONS EMIL C & PATRIC							
GRANTEE:MCCLINTOCK SHANE M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W19 PTO=[YR=2022] N24 W24 S24 E24\$ W43 S32 E15 FOP=[YR=2022] S7 E32 N7 W32\$ E47 N32\$.									