

WLY 165 FT OF NE 1/4 OF NW 1/4
IN OR 145 PG 178

CANNON JAMES G & LESSIE A
48022 CANNONBALL LANE
HILLIARD, FL 32046-3000

2023

29-4N-25-0000-0003-0010



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 3										
Exterior Wall	05	AVERAGE 100	0100	01	2,201	103.8800	93.75	206,344	1978	1990	0	0	0	15.25	84.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1975													Heated Area: 1876									
Roof Cover	12	MODULAR MT 100														HX Base Yr 1975									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	04	DIST 01 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												05										
NEIGHBORHOOD/LOC			5001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,876	100	1,876	149,054																					
DCK	21	10	2	159																					
FCP	624	25	156	12,395																					
FOP	12	30	4	318																					
FOP	448	30	134	10,647																					
UOP	144	20	29	2,304																					
TOTALS			3,125	2,201	174,877																				
EXTRA FEATURES			48022 CANNONBALL LN, HILLIARD																						
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	0680	POLE SHED	0 100	20	20	400.00	SF	4.00	4.00	100	1980	1980	3	20	320										
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960										
4	0812	CONCRETE C	0 100	0	0	1,278.00	SF	4.00	4.00	100	1985	1985	3	49.5	2,530										
7	0812	CONCRETE C	0 100	0	0	1,094.00	SF	4.00	4.00	100	1995	1995	3	72	3,151										
8	0812	CONCRETE C	0 100	0	0	1,101.00	SF	4.00	4.00	100	1996	1996	3	73	3,215										
9	0811	CONCRETE B	0 100	0	0	687.00	SF	5.20	5.20	100	2002	2002	3	83	2,965										
10	0681	POLE SHED	0 100	8	12	96.00	SF	11.25	11.25	100	2000	2000	3	29	313										
11	0681	POLE SHED	0 100	24	48	1,152.00	SF	15.00	15.00	100	2010	2010	3	64	11,059										
12	0940	SHEDS/PORT	0 100	10	24	240.00	SF	30.00	30.00	100	2010	2010	3	50	3,600										
TOTAL OB/XF 29,113																									
LAND DESCRIPTION																									
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	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000								
REVIEW DATE 12/13/2018 BY KB Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																									

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