

PT OF LOT 41
CASE #10-CP-164 OR 1713/723
CORNWALL SURVEY

STAHLCKER ANTHONY WAYNE
30853 KNIGHT RD
HILLIARD, FL 32046

2023

33-4N-23-2020-0041-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	108,270
FOP	76	30	23	1,674
UST	322	45	145	10,550

TOTALS	1,886		1,656	120,494
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0350	CARPORT WD	0	0	24	33			13.00	100	1960	1960	3
2	0940	SHEDS/PORT	0	0	10	12			19.50	100	1983	1983	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00

REVIEW DATE	09/13/2018	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,656	125.0000	112.81	186,813	1971	1971	0	0	0	35.50	64.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1488													
HX Base Yr													
UST 1993													
FOP 1993													
BAS 1993													

30853 KNIGHT RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0350	CARPORT WD	0	0	24	33			13.00	100	1960	1960	3	20	2,059	
2	0940	SHEDS/PORT	0	0	10	12			19.50	100	1983	1983	3	20	468	

TOTAL OB/XF													
2,527													

Total Acres: 5.00	Total Land Value: 95,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			134,785
TOTAL MARKET OB/XF VALUE			2,527
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			232,312
SOH/AGL Deduction			13,975
ASSESSED VALUE			218,337
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			218,337
TOTAL JUST VALUE			232,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8288	MH MOVE-ON	13,250	08/30/1990
3669	REPAIR/RRF	4,500	10/20/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0433/0538	9/01/1984	FS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W46 S34 E27 FOP=[YR=1993] E19 N4 W19 S4\$ N4 E19 N7 UST=[YR=1993] E14 N23 W14 S23\$ N23\$.													

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