PT OF LOTS 44 45 & 46 (S-2)
IN OR 1734/164
CORNWALL SURVEY

ANDREWS HEATHER ANN
30640 KNIGHT ROAD
HILLIARD, FL 32046

2023

33-4N-23-2020-0044-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

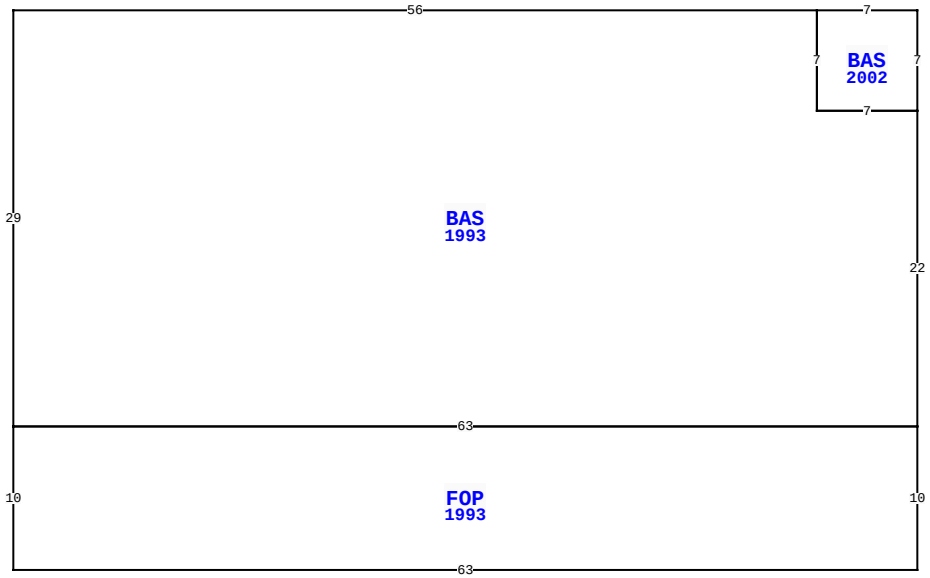
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,778	100	1,778	165,744
BAS	49	100	49	4,568
FOP	630	30	189	17,618
TOTALS	2,457		2,016	187,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,016	98.4312	116.89	235,650	1990	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 0 Heated Area: 1827 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

30640 KNIGHT RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,931
TOTAL MARKET OB/XF VALUE		4,761
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		382,692
SOH/AGL Deduction		71,035
ASSESSED VALUE		311,657
TOTAL EXEMPTION VALUE	13	311,657
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		382,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24795	REMODEL	18,400	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1734/0164	3/31/2011	WD	U	I	11	105,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ANDREWS HEATHER ANN						
1734/0158	2/22/2011	WD	U	I	11	100
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W7 BAS=[YR=1993] W56 S29 FOP=[YR=1993] S10 E63 N10 W63$ E63 N22 W7 N7$ S7E7 N7$.

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
1	0940	SHEDS/PORT	0	100	28	10	280.00	SF	20.10	20.10	100	1998	1998	3	20	1,126	
3	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	2012	2012	3	71	3,635	

LAND DESCRIPTION

TOTAL OB/XF 4,761

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS