PT OF LOTS 7 & 8
IN OR 1606/605
EX S-8 OF LOT 8

CANADAY REGINALD E & SHARON J
2700 KURRY LANE
HILLIARD, FL 32046

**2023**

**34-3N-23-2040-0007-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

KURRY LN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 111,530 |
| TOTAL MARKET VALUE | 2,583 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,583 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,583 |
| TOTAL JUST VALUE | 111,530 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6708 | NEW CONSTR | 82,624 | 09/05/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1606/0605 | 12/29/2008 | QC | U | I | 06 | 100 |
| GRANTOR: PICKETT JESSIE L & JO | | | | | | |
| GRANTEE: CANANDY REGINALD E | | | | | | |
| 1598/1560 | 12/30/2008 | QC | U | V | 06 | 100 |
| GRANTOR: PICKETT JESSIE L & JO | | | | | | |
| GRANTEE: CANADAY REGINALD E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 006005 | A | PAST/GRAZE | 0 | | OR | 0.00 | 0.00 | 5.87 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 2,583 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 5.87 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 111,530 | | | | | | | |

REVIEW DATE 06/15/2023 BY MLU Total Acres: 5.87 Total Land Value: 2,583 Market: 111,530 Agricultural: 2,583 Common: 0 PRINTED 08/02/2023 BY SYS