S-7 OF LOTS 7 & 8
PT OR 429 PG 386
VIRGINIA COLONY FARMS PB 0/38

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

2023

34-3N-23-2040-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

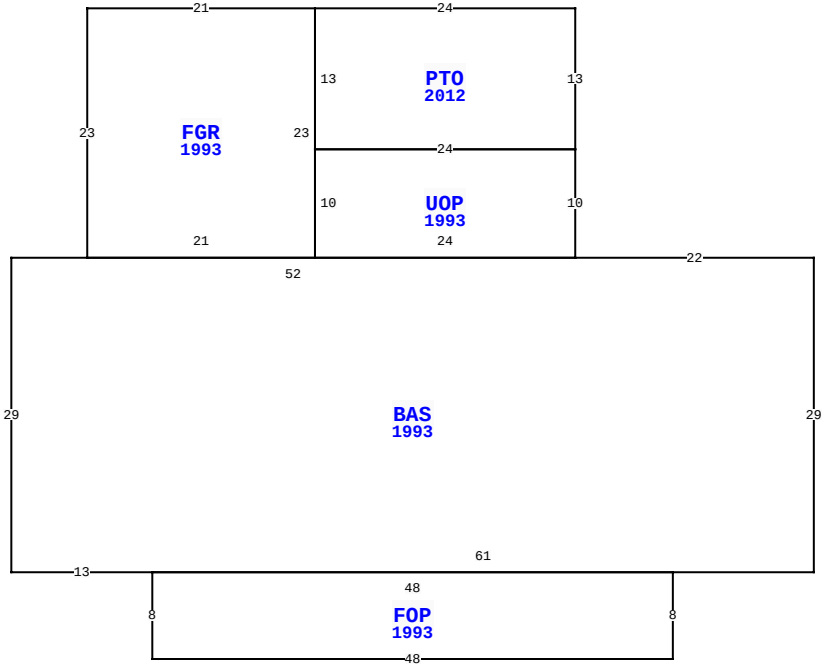
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,146	100	2,146	204,052
FGR	483	55	266	25,293
FOP	384	30	115	10,935
PTO	312	5	16	1,522
UOP	240	20	48	4,564
TOTALS	3,565		2,591	246,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,591	95.0400	112.86	292,420	1991	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 0 Heated Area: 2146 HX Base Yr



2700 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		246,364
TOTAL MARKET OB/XF VALUE		33,874
TOTAL LAND VALUE - MARKET		108,250
TOTAL MARKET VALUE		312,711
SOH/AGL Deduction		167,632
ASSESSED VALUE		145,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,079
TOTAL JUST VALUE		388,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94780	SWIM POOL	14,850	02/01/1994
6701	NEW CONSTR	73,336	08/31/1990
03511	H/AC	3,338	08/31/1990
6922	NEW CONSTR	2,800	08/31/1990
4050	NEW CONSTR	3,150	08/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=1993] N10 PTO=[YR=2012] N13 W24 FGR=[YR=1993] W21 S23 E21 N23$ S13 E24$ W24 S10 E24$ W52 S29 E13 FOP=[YR=1993] S8 E48 N8 W48$ E61N29$.

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
2	0681	POLE SHED	0	100	28	50	1,400.00	SF	15.00	15.00	100	1989	1989	3	20	4,200	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
5	0845	KOOL DECK	0	100	0	0	1,560.00	SF	7.25	7.25	100	2000	2000	3	80	9,048	
6	0861	POOL GUNIT	0	100	0	0	440.00	SF	85.00	85.00	100	2000	2000	3	27	10,098	
7	0510	GARAGE WD-	0	100	26	20	520.00	SF	35.00	35.00	100	2005	2005	3	44	8,008	

LAND DESCRIPTION

TOTAL OB/XF 33,874

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	3.13	AC		1.00	1.00	1.00	790.00	790.00	2,473							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	3.13	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,250							

REVIEW DATE 04/15/2020 BY TWA Total Acres: 4.13 Total Land Value: 32,473 Market: 78,250 Agricultural: 2,473 Common: 30,000 PRINTED 08/02/2023 BY SYS