LOT 11 IN OR 2626/578
CORNWALL SURVEY

PLATT KALE ODEL & ELIZABETH
17741 CORNERSTONE ROAD
HILLIARD, FL 32046

2024

02-3N-23-2020-0011-0000

BUILDING CHARACTERISTICS

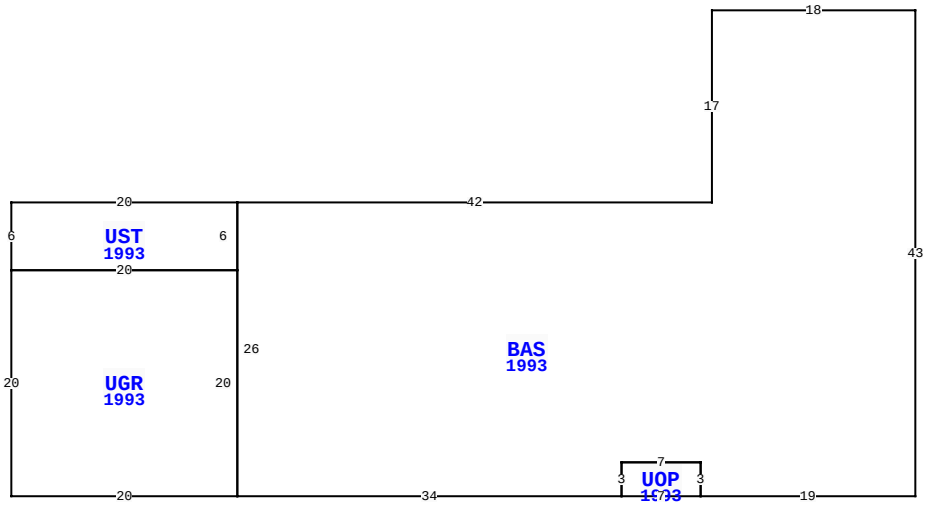
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,845	100	1,845	96,235
UGR	400	45	180	9,389
UOP	21	20	4	209
UST	120	45	54	2,817
TOTALS	2,386		2,083	108,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,083	109.8090	104.32	217,299	1979	1979	0	0	50	32.00	50.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1845 HX Base Yr 2024



17741 CORNERSTONE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 DC
INC DATE		AG DATE	04/12/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,650
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		222,120
TOTAL MARKET VALUE		200,622
SOH/AGL Deduction		98,765
ASSESSED VALUE		101,857
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		46,857
TOTAL JUST VALUE		334,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/0578	3/17/2023	WD	Q	I	05	397,000
GRANTOR: MOORE KEIKO H						
GRANTEE: PLATT KALE ODEL & E						
0113/0445	1/01/1971	TA	Q	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S17 W42 UST=[YR=1993] W20 S6 UGR=[YR=1993] S20 E20 N20W20$ E20 N6$ S26 E34 UOP=[YR=1993] E7 N3 W7S3$ N3 E7 S3 E19 N43$.

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	0	0	620.00	SF	30.00	30.00	100	1980	1980	3	20	3,720	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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	0007	OR	0.00	0.00	2.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,600							
2	005900	A	TIMB WETLAND	0		OR			6.18	AC		1.00	1.00	1.00	45.00	45.00	278							
3	005600	A	TIMBER 3 SI	0		OR			0.90	AC		1.00	1.00	1.00	415.00	415.00	374							
4	009910	M	MKT.VAL.AG	0		OR			7.08	AC		1.00	1.00	1.00	19,000.00	19,000.00	134,520							

REVIEW DATE 04/11/2024 BY DC Total Acres: 10.00 Total Land Value: 88,252 Market: 134,520 Agricultural: 652 Common: 87,600 PRINTED 08/06/2024 BY SYS