

W1/2 OF NE1/4 OF SE1/4
IN OR 1524/93
EX RW & 9-3

CORNETT SHELIA M &/BRIGHT DAVID M
29904 PIGEON CREEK RD
HILLIARD, FL 32046

2024

03-2N-23-0000-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,440	100	1,440	177,713
BAS	1,080	100	1,080	133,284
FOP	88	30	26	3,209
FOP	624	30	187	23,078
FSP	288	40	115	14,192
FUS	1,080	100	1,080	133,284
UOP	60	20	12	1,481
TOTALS	4,660		3,940	486,242

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	28 30	840.00	SF	35.00	35.00	100	1996
2	0681	POLE SHED	0	0	37 28	1,036.00	SF	15.00	15.00	100	2005
3	0855	CONC PAVER	0	0	0 0	5,002.00	SF	10.00	10.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,940	96.7950	145.19	572,049	1972	1993		0	0	15.00
1 SFR CUST - 0% - 0											
Heated Area: 3600											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

3594 CR 108, HILLIARD

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
6											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
504,084											
TOTAL MARKET OB/XF VALUE											
58,290											
TOTAL LAND VALUE - MARKET											
95,000											
TOTAL MARKET VALUE											
657,374											
SOH/AGL Deduction											
126,920											
ASSESSED VALUE											
530,454											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
530,454											
TOTAL JUST VALUE											
657,374											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
637,639											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19973	ELEC OTHER	1,500	09/01/2007
M13288	MECH OTHER	0	09/01/2007
B20062	ADDITION	174,042	06/01/2007
R10462	REPAIR/RRF	7,500	06/01/2007
B9502368	ADDITION	9,000	01/01/1996
B952368	ADDITION	9,000	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1524/0093	9/07/2007	WD	U	I	06	138,285	
GRANTOR: CORNETT SHELIA M							
GRANTEE: CORNETT SHELIA M &							
1194/0057	12/08/2003	WD	Q	I		147,000	
GRANTOR: ADAMS MARK D & JENIFE							
GRANTEE: CORNETT SHELIA M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W22 BAS=[YR=2008] W30 BAS=[YR=1993] W24 FSP=[YR=2008] W24 S12 E24 N12 \$ S12 W24 S24 FOP=[YR=2008] S8 E58 UOP=[YR=2008] S6 E10 N6 W10 \$ E20 N8 W78 \$ E48 N36 \$ S36 E30 N36 \$ S4 E22 N4 \$ PTR=E15 FUS=[YR=2008] E30 S36 W30 N36 \$ W15 \$.											

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