LOT 10
IN OR 1207/1987
CORNWALL SURVEY

MCDONALD CHRISTOPHER
P O BOX 1392
HILLIARD, FL 32046

2024

05-3N-24-2020-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

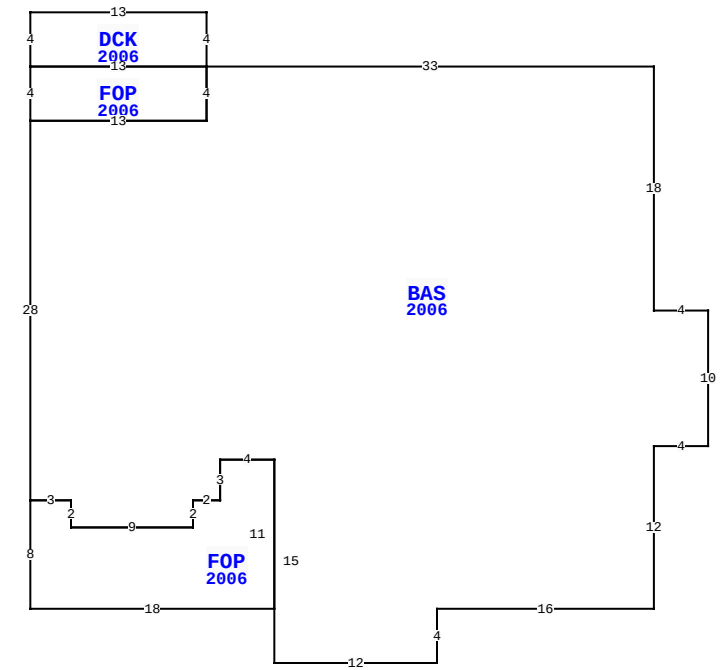
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	165,572
DCK	52	10	5	477
FOP	52	30	16	1,524
FOP	138	30	41	3,906
TOTALS	1,980		1,800	171,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	109.0000	103.55	186,390	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1738 HX Base Yr 2011



271451 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,479
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		331,479
SOH/AGL Deduction		165,699
ASSESSED VALUE		165,780
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,780
TOTAL JUST VALUE		331,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C685	CO ISSUED	103,300	11/01/2005
1685	NEW CONSTR	103,300	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/1987	2/12/2004	WD	U	V	07	100
GRANTOR: CENTER JORDAN K & EDM						
GRANTEE: MCDONALD CHRISTOPHE						
1195/0511	12/15/2003	WD	Q	V		77,500
GRANTOR: CENTER JORDAN K & EDM						
GRANTEE: MCDONALD CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W4 N18 W33 DCK=[YR=2006] N4 W13 S4
FOP=[YR=2006] S4 E13 N4 W13 $ E13 $ S4 W13 S28 FOP=[YR=2006]
S8 E18 N11 W4 S3 W2 S2 W9 N2 W3 $ E3 S2 E9 N2 E2 N3 E4 S15
E12 N4 E16 N12 E4 N10 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS