PT E1/2 OF SW1/4 OF NE1/4
IN OR 1684/1510
(EX PT IN OR 762/744,

CANADAY CONNIE L
3399 JESSIE ROAD
HILLIARD, FL 32046

2024

10-2N-23-0000-0003-0000

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

JESSIE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,410
TOTAL MARKET VALUE	1,994
SOH/AGL Deduction	0
ASSESSED VALUE	1,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,994
TOTAL JUST VALUE	102,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001002	CO ISSUED	0	01/28/2021
MH12375	MH MOVE-ON	0	12/11/2020
R992062	REPAIR/RRF	6,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2631/0962	4/10/2023	QC	U	I	11	100
GRANTOR: CANADAY ETHAN E & NAT						
GRANTEE: CANADAY CONNIE L						
2390/1405	8/28/2020	QC	U	V	11	100
GRANTOR: CANADAY CONNIE L						
GRANTEE: CANADAY ETHAN E & N						

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.39	AC		1.00	1.00	1.00	370.00	370.00	1,994							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.39	AC		1.00	1.00	1.00	19,000.00	19,000.00	102,410							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 5.39 Total Land Value: 1,994 Market: 102,410 Agricultural: 1,994 Common: 0 PRINTED 08/06/2024 BY SYS