PT GOVT LOT 2 OF SEC 10-2N-23E
IN OR 1913/778 (EX PT IN
OR 770/279 & ESMT'S IN

CANADAY CONNIE L
3399 JESSIE RD
HILLIARD, FL 32046

2024

10-2N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

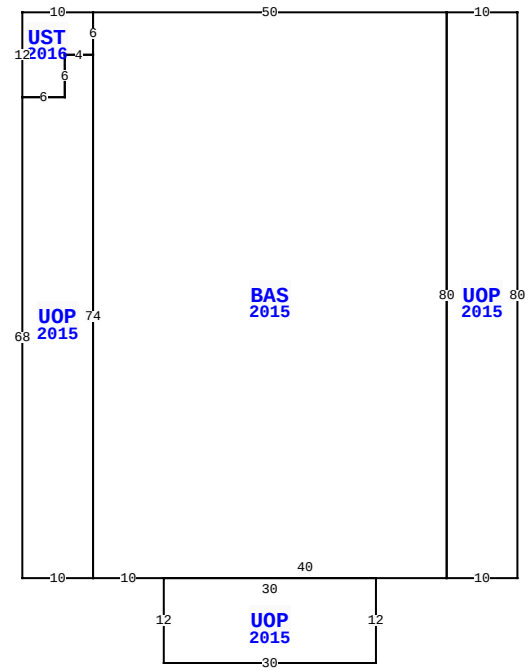
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	4,000	100	4,000	100,867
UOP	360	30	108	2,723
UOP	704	30	211	5,321
UOP	800	30	240	6,052
UST	96	50	48	1,210
TOTALS	5,960		4,607	116,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	4,607	125.0914	30.02	138,302	2015	2015	0	0	0	16.00	84.00

1 BARNS – 0% - 0 Heated Area: 4000 HX Base Yr



BLD DATE	04/04/2018 KKDJ	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

CR 121, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	116,174
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	153,900
TOTAL MARKET VALUE	149,074
SOH/AGL Deduction	0
ASSESSED VALUE	149,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,074
TOTAL JUST VALUE	270,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429586	7720 SF BLDG	281,424	11/01/2014
R1414186	METAL ROOF 7720 S	5,000	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1913/0778	4/10/2014	TD	Q	V	01	80,000

GRANTOR: ROWE MORRIS A TRUST

GRANTEE: CANADAY KENNETH EAR

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W10 BAS=[YR=2015] W50 UST=[YR=2016] W10 S12 E6 N6 E4 N6$ S6 UOP=[YR=2015] W4 S6 W6 S68 E10 N74$ S74 E10 UOP=[YR=2015] S12 E30 N12 W30$ E40 N80$ S80 E10 N80$.

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	005030	A	AG TOURISM	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	500.00	500.00	1,050							
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
4	009910	M	MKT.VAL.AG	0	0004	OR	0.00	0.00	8.10	AC		1.00	1.00	1.00	19,000.00	19,000.00	153,900							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 8.10 Total Land Value: 32,900 Market: 153,900 Agricultural: 32,900 Common: 0 PRINTED 08/06/2024 BY SYS