

LOT 2 IN OR 1152/657
(EX PT IN OR 2675/592)
CORNWALL SURVEY

THOMPSON GARY J & ANGEL D
271500 CUYLER DRIVE
HILLIARD, FL 32046

2024

12-3N-23-2020-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

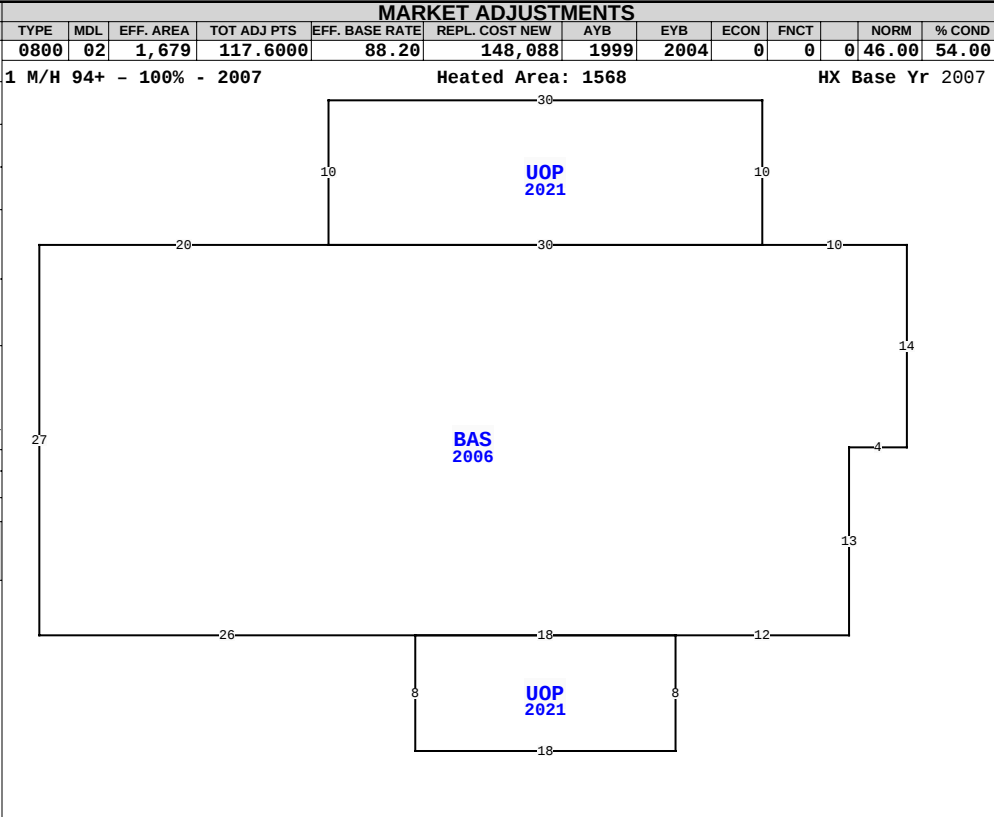
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	74,681
UOP	144	25	36	1,715
UOP	300	25	75	3,572

TOTALS	2,012	1,679	79,968
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	59	30	1,770.00	SF	15.00	15.00	100	1975
2	0510	GARAGE WD-	0 100	30	21	630.00	SF	26.95	26.95	100	2000
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
5	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2006
6	0810	CONCRETE A	0 100	0	0	836.00	SF	6.50	6.50	100	2007
7	0300	BOAT DCK W	0 100	28	6	168.00	SF	40.00	40.00	100	2008

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.11	AC	1.00
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.11	AC	1.00



271500 CUYLER DR, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0681	POLE SHED	0 100	59	30	1,770.00	SF	15.00	15.00	100	1975	1975	3	20	5,310	
2	0510	GARAGE WD-	0 100	30	21	630.00	SF	26.95	26.95	100	2000	2000	3	28	4,754	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
5	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2006	2006	3	44	2,112	
6	0810	CONCRETE A	0 100	0	0	836.00	SF	6.50	6.50	100	2007	2007	3	88	4,782	
7	0300	BOAT DCK W	0 100	28	6	168.00	SF	40.00	40.00	100	2008	2008	3	52	3,494	

TOTAL OB/XF											
23,357											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										79,968	
TOTAL MARKET OB/XF VALUE										23,357	
TOTAL LAND VALUE - MARKET										184,090	
TOTAL MARKET VALUE										136,326	
SOH/AGL Deduction										61,948	
ASSESSED VALUE										74,378	
TOTAL EXEMPTION VALUE										HX HB 49,378	
BASE TAXABLE VALUE										25,000	
TOTAL JUST VALUE										287,415	
NCON VALUE										2,407	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										279,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034210	MH MOVE-ON	0	09/01/2003
W03149	NEW CONSTR	0	08/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1152/0657	7/10/2003	WD	Q	I		70,000			
GRANTOR: HARTLEY JOHNNY L & BA									
GRANTEE: THOMPSON GARY J & A									
0714/0978	9/21/1994	WD	U	V	09	17,500			
GRANTOR: SCHATZLEIN RUTH F									
GRANTEE: HARTLEY JOHNNY & BA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006;ORIG=-4,0] W10 W30 W20 S27 E26 E18 E12 N13 E4 N14 \$											
UOP=[YR=2021;ORIG=-44,-10] E30 S10 W30 N10 \$											
UOP=[YR=2021;ORIG=-38,27] E18 S8 W18 N8 \$											