LOTS 49(S-5) & 50(S-1)
CORNWALL SURVEY
IN OR 2305/196

MCCULLOUGH CHANDA
371529 HENRY SMITH ROAD
HILLIARD, FL 32046

2024

17-3N-24-2020-0049-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

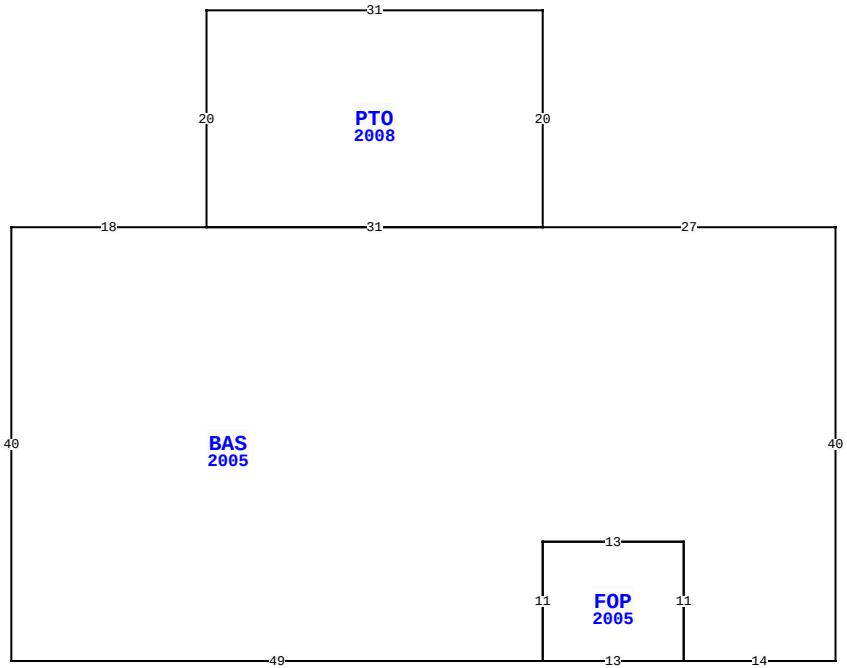
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,897	100	2,897	227,540
FOP	143	30	43	3,377
PTO	620	5	31	2,435
TOTALS	3,660		2,971	233,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,971	107.3000	85.84	255,031	2005	2005	0	0	0	8.50	91.50

1 SFR MODULR – 100% - 2016 Heated Area: 2897 HX Base Yr 2016



371529 HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,353
TOTAL MARKET OB/XF VALUE		31,557
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		324,910
SOH/AGL Deduction		127,610
ASSESSED VALUE		197,300
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		142,300
TOTAL JUST VALUE		324,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0804048	CHNGE SRVC	1,100	04/30/2008
0303044	H/AC	0	03/27/2003
B09-201	GARAGE	0	10/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/0196	8/27/2019	FJ	U	I	11	100
GRANTOR: MCCULLOUGH RICHARD L						
GRANTEE: MCCULLOUGH CHANDA						
2305/0194	8/27/2019	FJ	U	I	11	100
GRANTOR: MCCULLOUGH RICHARD L						
GRANTEE: MCCULLOUGH CHANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 PTO=[YR=2008] N20 W31 S20 E31$ W31 W18 S40 E49 FOP=[YR=2005] E13 N11 W13 S11$ N11 E13 S11 E14 N40$.

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
1	0510	GARAGE WD-	0	100	35	25	875.00	SF	35.00	35.00	100	2004	2004	3	36	11,025	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
4	0812	CONCRETE C	0	100	0	0	5,005.00	SF	4.00	4.00	100	2006	2006	3	87	17,417	

LAND DESCRIPTION

TOTAL OB/XF 31,557

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	000115	C	SFR ACRES	100	0006	A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 05/30/2024 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS