PT SW1/4 OF SE1/4 & PT
OF SE1/4 OF SE1/4 OF
SEC 17-4N-24E IN OR 2078/1889

SCHAAK NEIL THOMAS
282288 CONNER CUTOFF RD
HILLIARD, FL 32046

2024

17-4N-24-0000-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

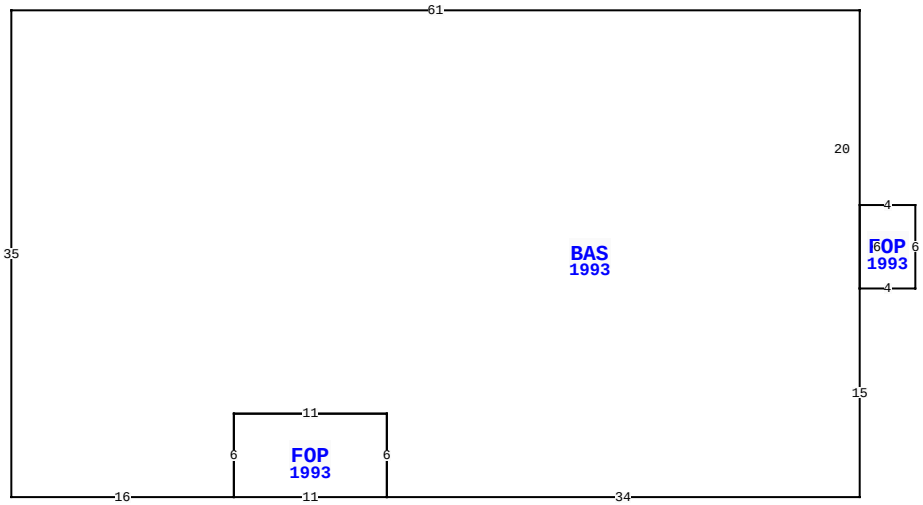
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,069	100	2,069	195,790
FOP	24	30	7	662
FOP	66	30	20	1,892
TOTALS	2,159		2,096	198,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,096	99.8100	124.76	261,497	1990	1990	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 2017 Heated Area: 2069 HX Base Yr 2017



282288 CONNER CUTOFF RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,345
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		232,077
SOH/AGL Deduction		86,518
ASSESSED VALUE		145,559
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		90,559
TOTAL JUST VALUE		232,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6505	NEW CONSTR	0	02/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2078/1889	10/19/2016	WD	Q	I	01	210,000
GRANTOR: HARRIS THOMAS D & KAT						
GRANTEE: SCHAAK NEIL THOMAS						
0496/1264	8/29/1986	WD	U	I	01	100
GRANTOR: HARRIS THOMAS D & KAT						
GRANTEE: HARRIS THOMAS D & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S35 E16 FOP=[YR=1993] E11 N6 W11 S6$ N6 E11 S6 E34 N15 FOP=[YR=1993] E4 N6 W4 S6$ N20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	100	100	3	20	700	
3	0811	CONCRETE B	0	100	35	19	665.00	SF	5.20	5.20	100	2000	2000	3	79	2,732	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 03/27/2024 BY WWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS