PT OF LOT 44 W OF RR &
PT LOT 61 E OF SR115 & W OF RR
(SECT 21 CORNWALL)

MCCULLOUGH MARK/CANADAY REGGIE
2700 KURRY LN
HILLIARD, FL 32046

2024

22-3N-24-2320-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

OLD DIXIE HWY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,225
TOTAL MARKET VALUE	2,225
SOH/AGL Deduction	0
ASSESSED VALUE	2,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,225
TOTAL JUST VALUE	2,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2332/0448	1/15/2020	WD	U	V	37	9,000
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: MCCULLOUGH MARK & R						
1104/0498	12/31/2002	WD	Q	V		6,000
GRANTOR: LEE TOLLIE D & RAMONA						
GRANTEE: GEIGER GERNIE & HAR						

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	009600	C	WASTELAND	0		IW	0.00	0.00	0.89	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,225							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.89 Total Land Value: 2,225 Market: 0 Agricultural: 0 Common: 2,225 PRINTED 08/06/2024 BY SYS