IN OR 2134/1312
PARCELS 11-5 & 11-8

PAVEY CYNTHIA ANN/DAWSON JIMMIE G
5845 CISCO DR WEST
JACKSONVILLE, FL 32219

2024

23-2N-23-0000-0011-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

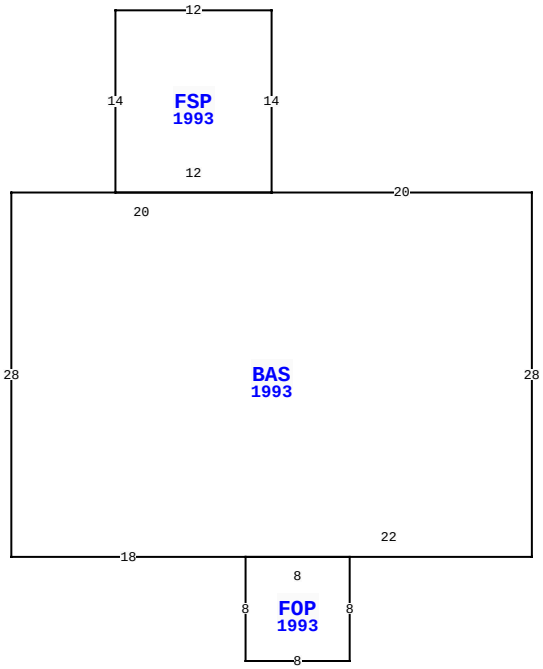
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	94,457
FOP	64	30	19	1,602
FSP	168	40	67	5,651
TOTALS	1,352		1,206	101,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,206	109.6040	104.12	125,569	1980	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1120 HX Base Yr



2534 SHOOTING STAR WAY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	492,951
TOTAL MARKET OB/XF VALUE	75,199
TOTAL LAND VALUE - MARKET	76,200
TOTAL MARKET VALUE	644,350
SOH/AGL Deduction	0
ASSESSED VALUE	644,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	644,350
TOTAL JUST VALUE	644,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	626,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003152	SCREEN RM	17,301	03/16/2021
20010209	SWIM POOL	49,995	10/23/2020
19004297	REPAIR/RRF	16,500	04/26/2019
B996233	NEW CONSTR	155,000	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1787	6/06/2024	WD	U	I	30	345,300
GRANTOR: KERLEY JENNIFER M & R						
GRANTEE: PAVEY CYNTHIA ANN						
2134/1312	6/26/2017	WD	Q	I	01	395,000
GRANTOR: RONALD G DEACON & JAN						
GRANTEE: KERLEY JENNIFER M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] N14 W12 S14 E12$ W20 S28 E18
FOP=[YR=1993] S8 E8 N8W8$ E22 N28$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0812	CONCRETE C	0	0	0	0	1,509.00	SF	4.00	4.00	100	2004	2004	3	84	5,070	
3	0810	CONCRETE A	0	0	24	10	240.00	SF	5.53	5.53	100	2004	2004	3	84	1,114	
4	0510	GARAGE WD-	0	0	36	24	864.00	SF	29.75	29.75	100	2004	2004	3	36	9,253	
5	0510	GARAGE WD-	0	0	24	20	480.00	SF	35.00	35.00	100	2000	2000	3	28	4,704	
6	0351	CARPORT MT	0	0	24	5	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
7	0861	POOL GUNIT	0	0	0	0	381.00	SF	85.00	85.00	100	2021	2021	3	95	30,766	
8	0855	CONC PAVER	0	0	0	0	571.00	SF	10.00	10.00	100	2021	2021	3	99	5,653	
9	0911	SCRN RM A	0	0	34	28	952.00	SF	17.50	17.50	100	2021	2021	3	93	15,494	

LAND DESCRIPTION

TOTAL OB/XF 75,199

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	0	0004	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,700							
2	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 03/11/2021 BY TW Total Acres: 2.54 Total Land Value: 76,200 Market: 0 Agricultural: 0 Common: 76,200 PRINTED 08/06/2024 BY SYS

IN OR 2134/1312
PARCELS 11-5 & 11-8

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2024

23-2N-23-0000-0011-0050

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
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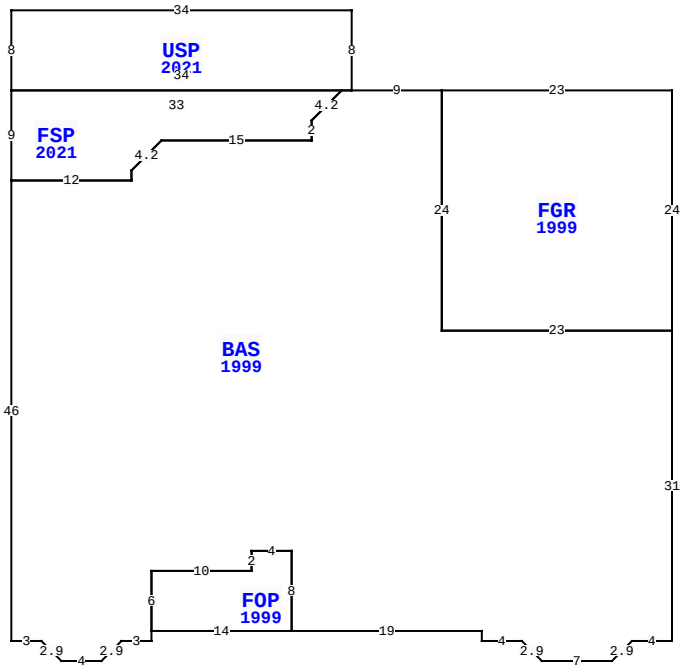
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,776	100	2,776	331,830
FGR	552	55	304	36,339
FOP	92	30	28	3,347
FSP	207	40	83	9,921
USP	272	30	82	9,802
TOTALS	3,899		3,273	391,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,273	111.5224	139.40	456,256	1999	2004	0	0	0	14.25	85.75

2 SNGL FAM – 0% - 2024 Heated Area: 2776 HX Base Yr



2534 SHOOTING STAR WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: PAVEY CYNTHIA ANN						
2134/1312	6/26/2017	WD	Q	I	01	395,000
GRANTOR: RONALD G DEACON & JAN						
GRANTEE: KERLEY JENNIFER M &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W23 BAS=[YR=1999] W9 USP=[YR=2021] N8 W34 S8
FSP=[YR=2021] S9 E12 N1 R3 U3 E15 N2 R3 U3 W33$ E34$ W1
D3 L3 S2 W15 D3 L3 S1 W12 S46 E3 D2 R2 E4 U2 R2 E3 N1
FOP=[YR=1999] E14 N8 W4S2 W10 S6$ N6 E10 N2 E4 S8 E19S1 E4
D2 R2 E7 U2 R2 E4 N31 W23 N24$ S24 E23 N24$.

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

REVIEW DATE 03/11/2021 BY TW Total Acres: 2.54 Total Land Value: 76,200 Market: 0 Agricultural: 0 Common: 76,200 PRINTED 08/06/2024 BY SYS