PT GOVT LOT 1 & PT OF E1/2 OF
SEC 27-2N-23E LYING WEST OF
COUNTY ROAD 121

NELSON JENNY & GREGORY
3100 HENRY LEE ROAD
HILLIARD, FL 32046

2024

27-2N-23-0000-0001-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

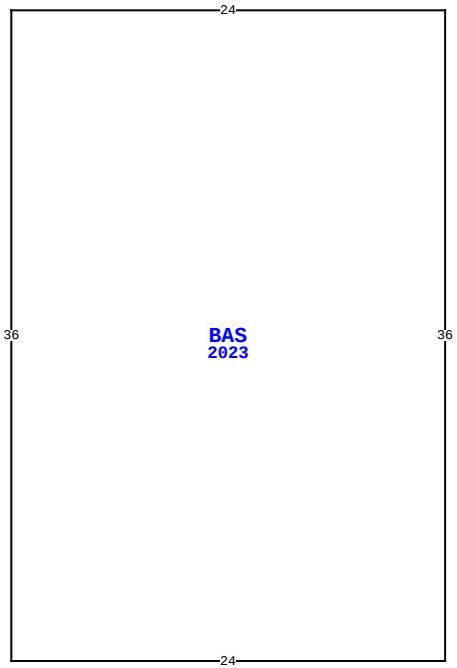
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	18,595
TOTALS	864		864	18,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	62.1000	21.74	18,783	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 864 HX Base Yr



3100 HENRY LEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,595
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	189,595
SOH/AGL Deduction	0
ASSESSED VALUE	189,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,595
TOTAL JUST VALUE	189,595
NCON VALUE	18,595
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,000

PRMT:1:1: 2640HTD 752FOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002094	ADDITION	28,719	02/16/2023
20008783	NEW CONSTR	341,454	09/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/784	5/10/2023	WD	U	V	11	100
GRANTOR: DAVIDSON BARBARA & DA						
GRANTEE: NELSON JENNY & GREG						
2615/0786	1/17/2023	WD	Q	I	01	386,000
GRANTOR: LONG JOSEPH ALLEN & T						
GRANTEE: DAVIDSON BARBARA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,4] E24 S36 W24 N36 $
.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	10.00	AC		1.00	1.00	0.90	19,000.00	17,100.00	171,000							

REVIEW DATE 06/05/2024 BY WW Total Acres: 10.00 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 08/06/2024 BY SYS