LOT 1
IN OR 2249/1487
MILLS CREEK FARMS OR 2223/225

HINES JAMES ALLEN &/LANGLEY LISA D
7817 FOXTAIL LANE
JACKSONVILLE, FL 32219

2024

27-2N-23-1303-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

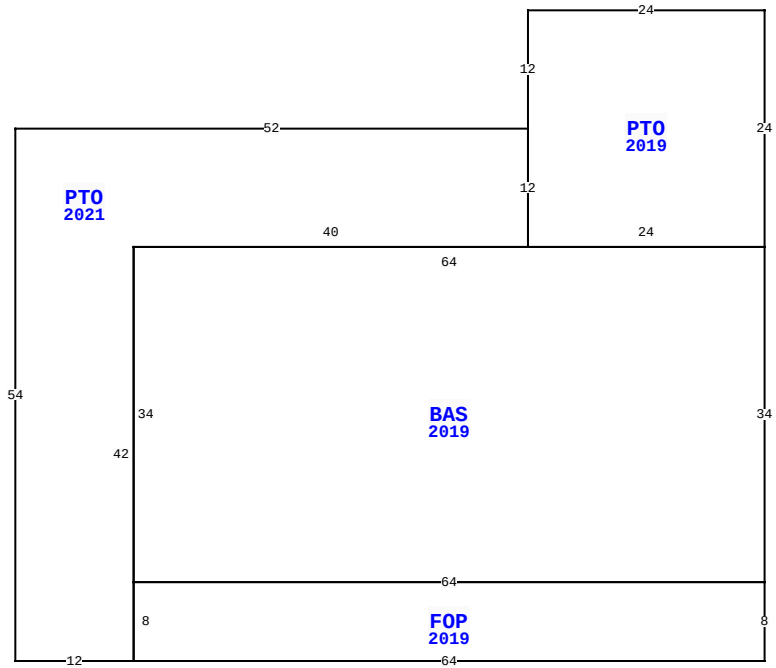
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100	2,176	255,210
FOP	512	30	154	18,062
PTO	576	5	29	3,401
PTO	1,128	5	56	6,568
TOTALS	4,392		2,415	283,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,415	95.2560	119.07	287,554	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 2176 HX Base Yr



3303 HENRY LEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	307,476
TOTAL MARKET OB/XF VALUE	1,019
TOTAL LAND VALUE - MARKET	138,125
TOTAL MARKET VALUE	446,620
SOH/AGL Deduction	84,655
ASSESSED VALUE	361,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,965
TOTAL JUST VALUE	446,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012255	GARAGE	63,074	09/14/2021
19009481	CO ISSUED	0	09/09/2019
19002611	NEW CONSTR	278,949	03/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1487	1/14/2019	WD	U	V	11	100
GRANTOR: HINES JAMES ALLEN						
GRANTEE: HINES JAMES ALLEN &						
2223/1784	9/14/2018	WD	Q	V	01	49,900
GRANTOR: OCEANS EIGHT CREATIVE						
GRANTEE: HINES JAMES ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W24 S12 PTO=[YR=2021] W52 S54 E12 FOP=[YR=2019] E64 N8 BAS=[YR=2019] N34 W64 S34 E64$ W64 S8$ N42 E40 N12$ S12 E24 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
1	0810	CONCRETE A	0	0	40	4	160.00	SF	6.50	6.50	100	2019	2019	3	98	1,019	

LAND DESCRIPTION

TOTAL OB/XF 1,019

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	4.25	AC		1.00	1.00	1.30	25,000.00	32,500.00	138,125							

REVIEW DATE 12/09/2021 BY TW Total Acres: 4.25 Total Land Value: 138,125 Market: 0 Agricultural: 0 Common: 138,125 PRINTED 08/06/2024 BY SYS

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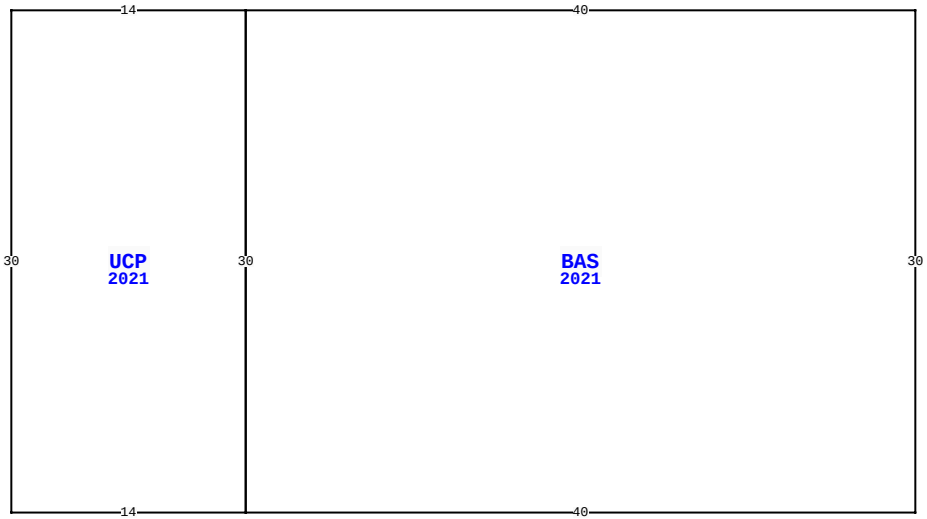
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,650
UCP	420	20	84	1,586
TOTALS	1,620		1,284	24,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,284	55.0160	19.26	24,730	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



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GRANTOR: OCEANS EIGHT CREATIVE						
GRANTEE: HINES JAMES ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 UCP=[YR=2021] W14 S30 E14 N30$ S30 E40 N30$.

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 12/09/2021 BY TW Total Acres: 4.25 Total Land Value: 138,125 Market: 0 Agricultural: 0 Common: 138,125 PRINTED 08/06/2024 BY SYS