PT LOTS 13 & 14
IN OR 2318/31 BEING PARCEL 2
CORNWALL SURVEY SEC 27-3N-24E

BENNETT JUDSON B II
PO BOX 873
CALLAHAN, FL 32011

2024

27-3N-24-2020-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

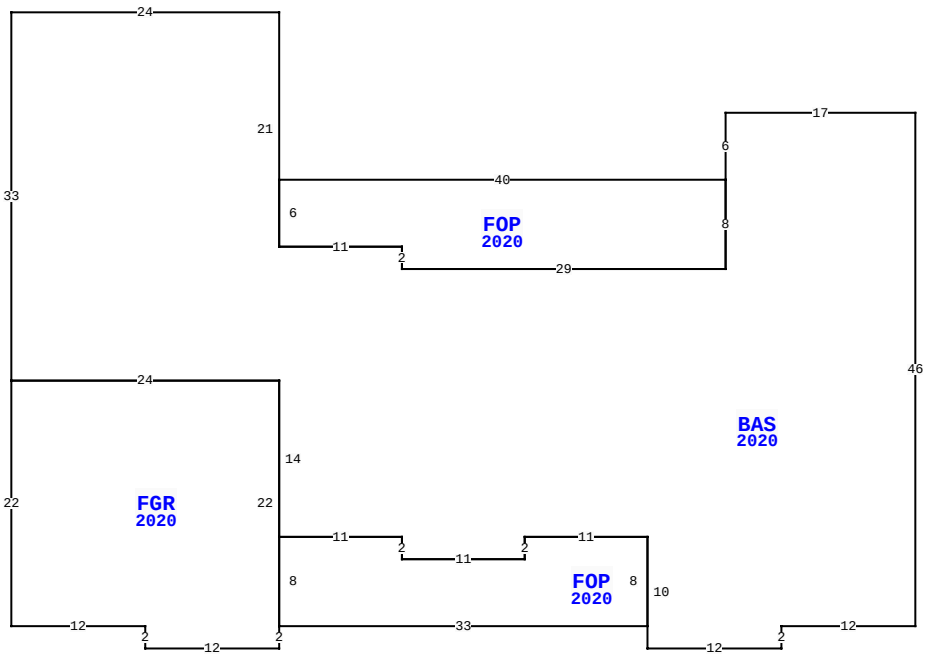
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,658	100	2,658	475,083
FGR	552	55	304	54,336
FOP	242	30	73	13,048
FOP	298	30	89	15,907
TOTALS	3,750		3,124	558,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,124	120.5200	180.78	564,757	2020	2020	0	0	0	1.13	98.87

1 SFR CUST – 100% - 2022 Heated Area: 2658 HX Base Yr 2022



36203 CLYATT CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		558,375
TOTAL MARKET OB/XF VALUE		15,100
TOTAL LAND VALUE - MARKET		197,400
TOTAL MARKET VALUE		619,810
SOH/AGL Deduction		152,939
ASSESSED VALUE		466,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		416,871
TOTAL JUST VALUE		770,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009357	CO ISSUED	0	10/07/2020
20001446	NEW CONSTR	371,176	02/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/0031	11/04/2019	WD	Q	V	05	238,800

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: BENNETT JUDSON B II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 S6 FOP=[YR=2020] W40 S6 E11 S2 E29 N8$ S8 W29 N2 W11 N21 W24 S33 FGR=[YR=2020] S22 E12 S2 E12 N2 FOP=[YR=2020] E33 N8 W11 S2 W11 N2 W11 S8$ N22 W24$ E24 S14 E11 S2 E11 N2 E11 S10 E12 N2 E12 N46$.

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	0855	CONC PAVER	0	100	40	15	600.00	SF	10.00	10.00	100	2020	2020	3	99	5,940	
2	0812	CONCRETE C	0	100	0	0	1,266.00	SF	4.00	4.00	100	2020	2020	3	99	5,013	
3	0462	ST/AL FNC	0	100	96	4	384.00	SF	10.00	10.00	100	2020	2020	3	93	3,571	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 15,100

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	005000	C	RURAL HOME	100		RS-E	0.00	0.00	1.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,500							
2	005601	A	TIMB2-3 SI	0		RS-E	0.00	0.00	8.10	AC		1.00	1.00	1.00	350.00	350.00	2,835							
3	009910	M	MKT.VAL.AG	0		RS-E	0.00	0.00	8.10	AC		1.00	1.00	1.00	19,000.00	19,000.00	153,900							

REVIEW DATE 12/31/2020 BY TW Total Acres: 9.55 Total Land Value: 46,335 Market: 153,900 Agricultural: 2,835 Common: 43,500 PRINTED 08/06/2024 BY SYS