PT OF LOT 31 (S-6 & S-7)
IN OR 1306/756
CORNWALL SURVEY

PACHECO TIMOTHY C &/POILLUCCI-PACHECO PATRICIA
3325 EUNICE ROAD
JACKSONVILLE BEACH, FL 32250

2024

29-3N-24-2020-0031-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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

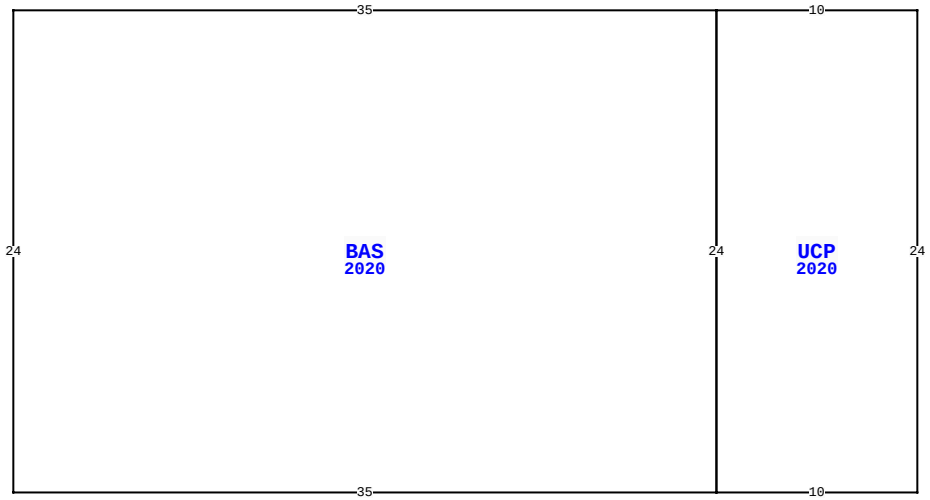
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,296
UCP	240	20	48	931
TOTALS	1,080		888	17,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	888	57.1320	20.00	17,760	2020	2020	0	0	0	3.00	97.00

1 GARAGE RES – 0% - 0 Heated Area: 840 HX Base Yr



CR 108, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,227
TOTAL MARKET OB/XF VALUE	20,328
TOTAL LAND VALUE - MARKET	139,650
TOTAL MARKET VALUE	177,205
SOH/AGL Deduction	54,838
ASSESSED VALUE	122,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,367
TOTAL JUST VALUE	177,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17047	ELEC OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/0756	4/01/2005	WD	Q	V		88,000
GRANTOR: WATERS CHARLES C & TI						
GRANTEE: PACHECO TIMOTHY C &						
1107/1834	1/17/2003	WD	U	V	06	40,000
GRANTOR: CCRC WOODLANDS LTD						
GRANTEE: WATERS CHARLES C &						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
2	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	2007	2007	3	48	12,096	
3	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2007	2007	3	31	2,232	

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W10 BAS=[YR=2020] W35 S24 E35 N24$ S24 E10 N24$.

LAND DESCRIPTION

TOTAL OB/XF 20,328

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	7.35	AC		1.00	1.00	1.00	19,000.00	19,000.00	139,650							

REVIEW DATE 06/03/2021 BY TWA Total Acres: 7.35 Total Land Value: 139,650 Market: 0 Agricultural: 0 Common: 139,650 PRINTED 08/06/2024 BY SYS