PT OF LOTS 2 THRU 7
IN OR 1970/541
CORNWALL SURVEY &

SOUTHERN NATURAL GAS CO LLC
PO BOX 4372
HOUSTON, TX 77210-4372

2024

31-3N-24-2020-0002-0000

BUILDING CHARACTERISTICS

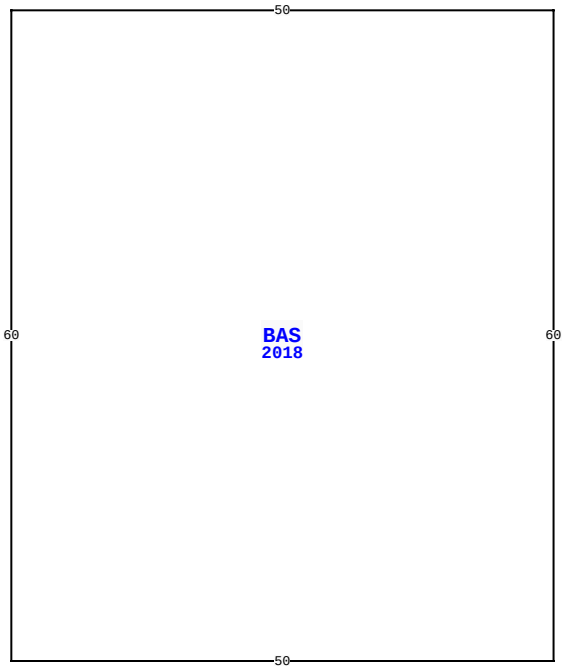
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		30 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	3,000	209,712
TOTALS	3,000		3,000	209,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	3,000	128.9610	70.61	211,830	2018	2018	0	0	0	1.00	99.00

1 LGHT MANUF – 0% - 0 Heated Area: 3000 HX Base Yr



13039 CR 108, HILLIARD

BLD DATE	05/12/2020	KK	LGL DATE	
XF DATE	05/12/2020	KK	LAND DATE	05/12/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	402,728
TOTAL MARKET OB/XF VALUE	85,495
TOTAL LAND VALUE - MARKET	126,040
TOTAL MARKET VALUE	614,263
SOH/AGL Deduction	0
ASSESSED VALUE	614,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	614,263
TOTAL JUST VALUE	614,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	632,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/0541	3/26/2015	SW	U	V	20	543,100

GRANTOR: CASSIDY CAROL T TRUST

GRANTEE: SOUTHERN NATURAL GA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W50 S60 E50 N60$.

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	0812	CONCRETE C	0	0	0	0	2,796.00	SF	4.00	4.00	100	2018	2018	3	97	10,848	
2	0431	CL FNC 8B	0	0	0	0	1,341.00	LF	12.50	12.50	100	2018	2018	3	94	15,757	
3	0810	CONCRETE A	0	0	0	0	491.00	SF	6.50	6.50	100	2018	2018	3	97	3,096	
4	0810	CONCRETE A	0	0	0	0	228.00	SF	6.50	6.50	100	2018	2018	3	97	1,438	
5	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2018	2018	3	97	757	
6	0819	CONC 12"	0	0	0	0	110.00	SF	9.50	9.50	100	2018	2018	3	97	1,014	
7	0978	SECURTY LT	0	0	0	0	8.00	UT	337.50	337.50	100	2018	2018	3	94	2,538	
9	0730	LOAD RAMP	0	0	20	14	280.00	LF	8.10	8.10	100	2018	2018	3	99	2,245	
10	0819	CONC 12"	0	0	0	0	100.00	SF	9.50	9.50	100	2018	2018	3	97	922	
11	0978	SECURTY LT	0	0	0	0	7.00	UT	337.50	337.50	100	2018	2018	3	94	2,221	

TOTAL OB/XF 40,836

LAND DESCRIPTION

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	009100	C	UTILITY	0		OR	0.00	0.00	31.51	AC		1.00	1.00	1.00	4,000.00	4,000.00	126,040							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 31.51 Total Land Value: 126,040 Market: 0 Agricultural: 0 Common: 126,040 PRINTED 08/06/2024 BY SYS

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SOUTHERN NATURAL GAS CO LLC
PO BOX 4372
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2024

31-3N-24-2020-0002-0000

BUILDING CHARACTERISTICS

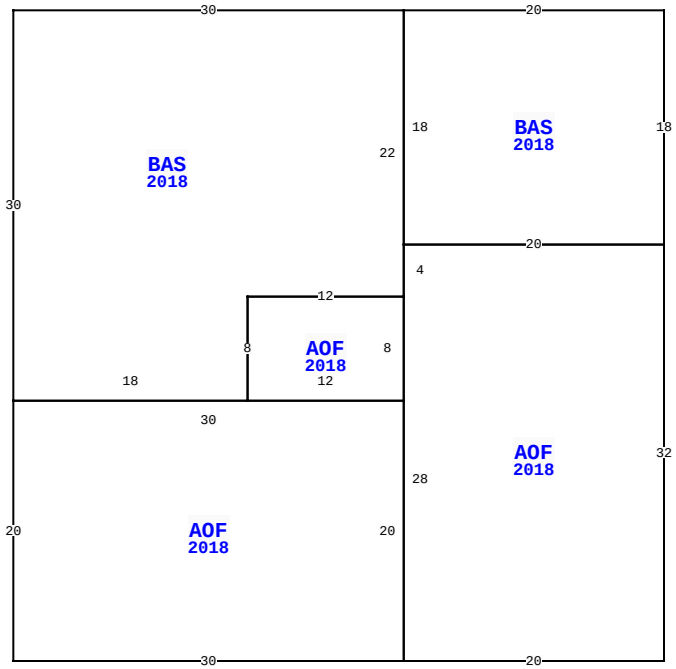
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	07	CORK/VTILE 30
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		11 100
RMS		5 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	96	185	178	8,215
AOF	600	185	1,110	51,231
AOF	640	185	1,184	54,646
BAS	360	100	360	16,615
BAS	804	100	804	37,107
TOTALS	2,500		3,636	167,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	3,636	85.1490	46.62	169,510	2018	2018	0	0	0	1.00	99.00

2 LGHT MANUF – 0% - 0 Heated Area: 2500 HX Base Yr



13039 CR 108, HILLIARD

BLD DATE	05/12/2020	KK	LGL DATE	
XF DATE	05/12/2020	KK	LAND DATE	05/12/2020 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	402,728
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TOTAL MARKET VALUE	614,263
SOH/AGL Deduction	0
ASSESSED VALUE	614,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	614,263
TOTAL JUST VALUE	614,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	632,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/0541	3/26/2015	SW	U	V	20	543,100

GRANTOR: CASSIDY CAROL T TRUST

GRANTEE: SOUTHERN NATURAL GA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 BAS=[YR=2018] W30 S30 AOF=[YR=2018] S20 E30 AOF=[YR=2018] E20 N32 W20 S4 AOF=[YR=2018] W12 S8 E12 N8$ S28$ N20 W30$ E18 N8 E12 N22$ S18 E20 N18$.

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
13	0810	CONCRETE A	0	0	25	10	250.00	SF	6.50	6.50	100	2018	2018	3	97	1,576	
14	4950	BOLLARD	0	0	0	0	21.00	UT	100.00	100.00	100	2018	2018	3	100	2,100	
15	0972	ST LGHT UN	0	0	0	0	8.00	UT	3,795.00	3,795.00	100	2018	2018	3	94	28,538	
16	0975	ST LT/ARM	0	0	0	0	13.00	UT	500.00	500.00	100	2018	2018	3	94	6,110	
17	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2018	2018	3	94	1,410	
18	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2018	2018	3	94	658	
19	0351	CARPORT MT	0	0	20	12	240.00	SF	7.10	7.10	100	2018	2018	3	82	1,397	
20	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	82	2,870	

LAND DESCRIPTION

TOTAL OB/XF 44,659

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 02/01/2024 BY KBA Total Acres: 31.51 Total Land Value: 126,040 Market: 0 Agricultural: 0 Common: 126,040 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

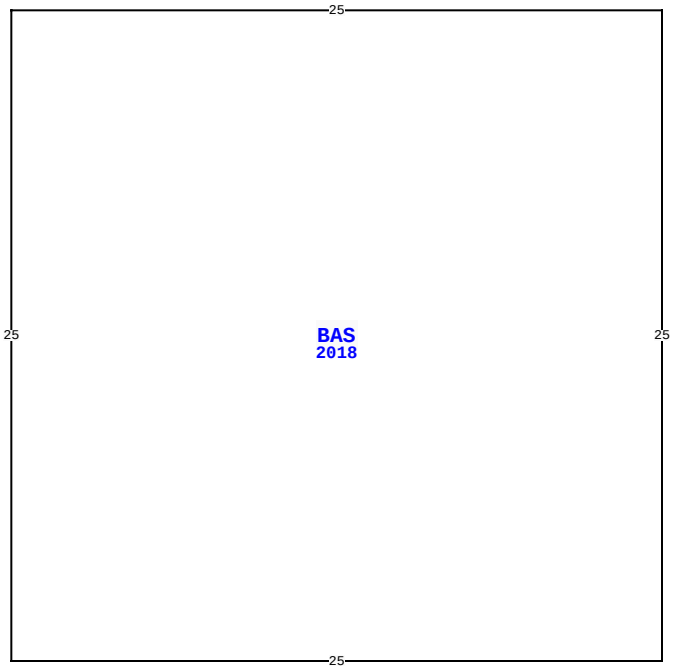
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	29	NONE 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	25,201
TOTALS	625		625	25,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4101	06	625	74.4001	40.73	25,456	2018	2018	0	0	0	1.00	99.00

3 LGHT MANUF – 0% - 0 Heated Area: 625 HX Base Yr



13039 CR 108, HILLIARD

BLD DATE	05/12/2020	KK	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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TOTAL JUST VALUE	614,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	632,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1970/0541	3/26/2015	SW	U	V	20	543,100

GRANTOR: CASSIDY CAROL T TRUST

GRANTEE: SOUTHERN NATURAL GA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 S25 E25 N25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 31.51 Total Land Value: 126,040 Market: 0 Agricultural: 0 Common: 126,040 PRINTED 08/06/2024 BY SYS