PT OF LOTS 7 & 8
IN OR 1000/15
VIRGINIA COLONY PB 0/38

GODWIN MITCHELL E & KIMBERLY H
2962 KURRY LANE
HILLIARD, FL 32046

2024

34-3N-23-2040-0007-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

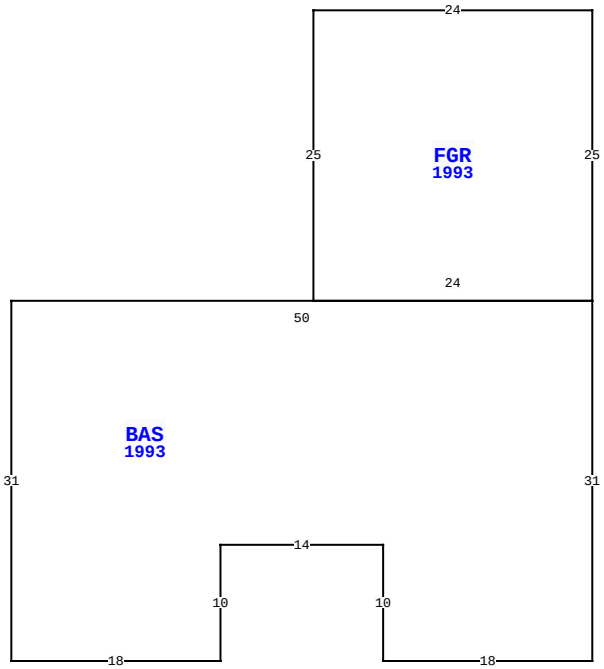
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	1,410	112,183
FGR	600	55	330	26,256
TOTALS	2,010		1,740	138,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	125.0000	118.75	206,625	1977	1977	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1410 HX Base Yr 2002



2962 KURRY LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,439
TOTAL MARKET OB/XF VALUE		5,372
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		178,806
SOH/AGL Deduction		68,554
ASSESSED VALUE		110,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,252
TOTAL JUST VALUE		344,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/0015	7/27/2001	WD	Q	I		122,000
GRANTOR: WALKER BRENT ANTHONY						
GRANTEE: GODWIN MITCHELL E &						
0966/0002	1/10/2001	QC	U	I	01	100
GRANTOR: WALKER KOREY JASAN						
GRANTEE: WALKER BRENT ANTHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S31 E18 N10 E14 S10 E18 N31$ FGR=[YR=1993] N25 W24 S25 E24$.

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	100	0	0	210.00	SF	6.50	6.50	100	1980	1980	3	32.5	444	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2012	2012	3	55	3,300	

LAND DESCRIPTION

TOTAL OB/XF 5,372

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	555.00	555.00	4,995							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 10.00 Total Land Value: 34,995 Market: 171,000 Agricultural: 4,995 Common: 30,000 PRINTED 08/06/2024 BY SYS