

S-7 OF LOTS 7 & 8
PT OR 429 PG 386
VIRGINIA COLONY FARMS PB 0/38

CANADY REGINALD E & SHARON J
2700 KURRY LANE
HILLIARD, FL 32046

2024

34-3N-23-2040-0007-0070



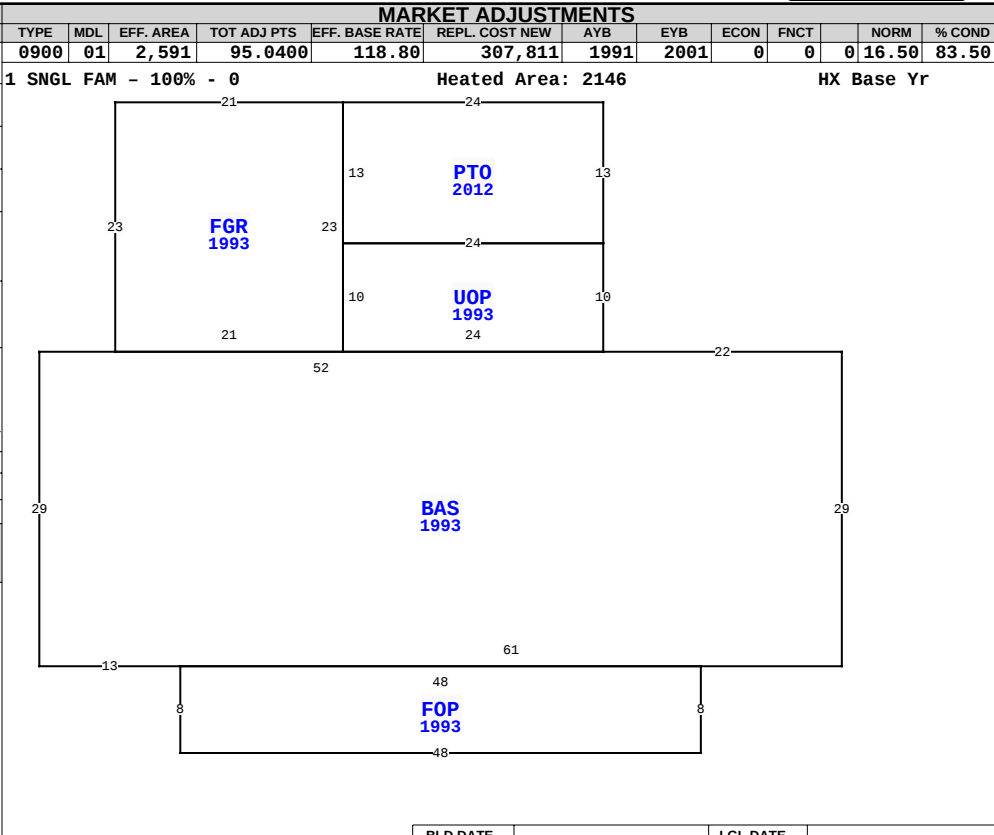
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,146	100	2,146	212,879
FGR	483	55	266	26,387
FOP	384	30	115	11,408
PTO	312	5	16	1,587
UOP	240	20	48	4,761
TOTALS	3,565		2,591	257,022

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
1	0681	POLE SHED	0 100	28	50	1,400.00	SF	15.00	15.00	100	1989	1989	3	20
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70
3	0845	KOOL DECK	0 100	0	0	1,560.00	SF	7.25	7.25	100	2000	2000	3	79
4	0861	POOL GUNIT	0 100	0	0	440.00	SF	85.00	85.00	100	2000	2000	3	25
5	0510	GARAGE WD-	0 100	26	20	520.00	SF	35.00	35.00	100	2005	2005	3	40

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	3.13	AC		1.00	1.00	1.00
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.13	AC		1.00	1.00	1.00



BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
2700 KURRY LN, HILLIARD			06/15/2023 MLU		

TOTAL OB/XF														
32,215														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,022	
TOTAL MARKET OB/XF VALUE		32,215	
TOTAL LAND VALUE - MARKET		108,250	
TOTAL MARKET VALUE		321,725	
SOH/AGL Deduction		172,353	
ASSESSED VALUE		149,372	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		99,372	
TOTAL JUST VALUE		397,487	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94780	SWIM POOL	14,850	02/01/1994
6701	NEW CONSTR	73,336	08/31/1990
03511	H/AC	3,338	08/31/1990
6922	NEW CONSTR	2,800	08/31/1990
4050	NEW CONSTR	3,150	08/31/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES														
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BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=1993] N10 PTO=[YR=2012] N13 W24

FGR=[YR=1993] W21 S23 E21 N23\$ S13 E24\$ W24 S10 E24\$ W52 S29

E13 FOP=[YR=1993] S8 E48 N8 W48\$ E61N29\$.