PT OF LOT 8 (S-8)
IN OR 2169/1225
VIRGINIA COLONY FARMS PB 0/38

PICKETT JESSIE L & JOSEPH E
2648 KURRY LANE
HILLIARD, FL 32046

2024

34-3N-23-2040-0008-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

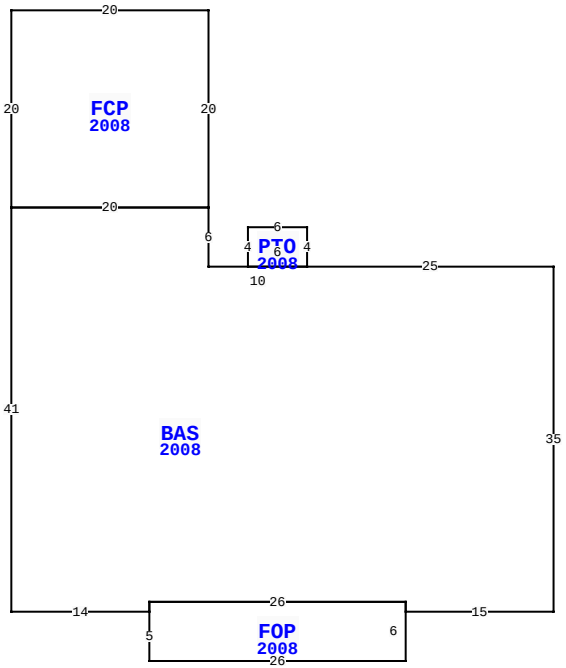
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100	2,019	229,583
FCP	400	25	100	11,371
FOP	156	30	47	5,345
PTO	24	5	1	113
TOTALS	2,599		2,167	246,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	97.8138	122.27	264,959	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2009 Heated Area: 2019 HX Base Yr 2009



2648 KURRY LN, HILLIARD

BLD DATE	02/04/2009	RKDJ	LGL DATE		
XF DATE	02/04/2009	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,446
TOTAL MARKET OB/XF VALUE		3,937
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		319,383
SOH/AGL Deduction		167,110
ASSESSED VALUE		152,273
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,273
TOTAL JUST VALUE		319,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14088	MECH OTHER	0	08/01/2008
C21526	CO ISSUED	0	06/01/2008
E20897	ELEC OTHER	4,000	06/01/2008
R11328	REPAIR/RRF	2,400	06/01/2008
B21526	NEW CONSTR	171,864	06/01/2008
P13277	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1225	11/29/2017	QC	U	I	11	100
GRANTOR: CANADAY REGINALD & SH						
GRANTEE: PICKETT JESSIE L &						
1547/1806	1/25/2008	QC	U	V	06	100
GRANTOR: CANADAY REGINALD E &						
GRANTEE: PICKETT JESSIE L &						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	2008	2008	3	89	717	

BUILDING DIMENSIONS

BAS=[YR=2008] W25 PTO=[YR=2008] N4 W6 S4 E6 $ W10 N6
FCP=[YR=2008] N20 W20 S20 E20 $ W20 S41 E14 FOP=[YR=2008]
S5 E26 N6 W26 S1 $ N1 E26 S1 E15 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 3,937

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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2024

34-3N-23-2040-0008-0080

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

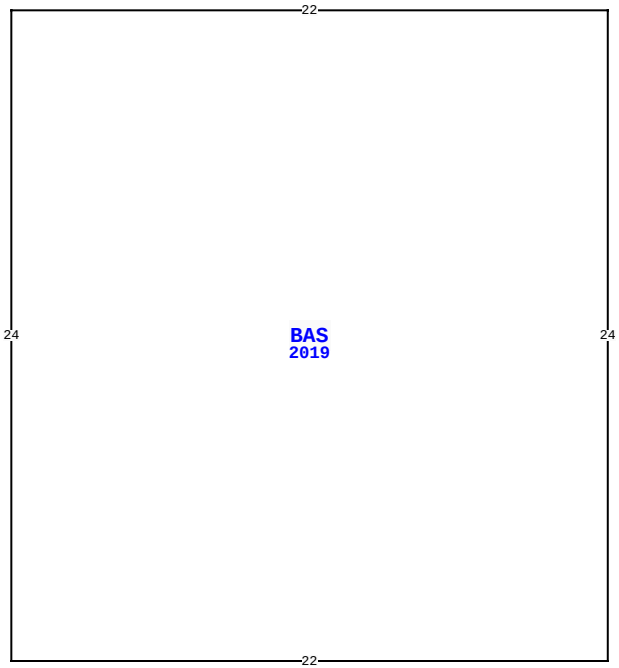
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	9,034
TOTALS	528		528	9,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	58.1900	20.37	10,755	2010	2010	0	0	0	16.00	84.00

2 GARAGE RES – 100% - 2009 Heated Area: 528 HX Base Yr 2009



2648 KURRY LN, HILLIARD

BLD DATE	02/04/2009	RKDJ	LGL DATE	
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NASSAU COUNTY PROPERTY

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GRANTEE: PICKETT JESSIE L &						
1547/1806	1/25/2008	QC	U	V	06	100
GRANTOR: CANADAY REGINALD E &						
GRANTEE: PICKETT JESSIE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S24 E22 N24$.

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 08/30/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS