PT SW1/4 OF SE1/4
SEC 2-2N-23E IN OR 2565/969
ESMT IN OR 2623-1253

MULLIS JACQUELINE ANNE
4402 RUNAWAY COVE RD
HILLIARD, FL 32046

2025

02-2N-23-0000-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	296,090
TOTAL MARKET VALUE	296,090
SOH/AGL Deduction	0
ASSESSED VALUE	296,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,090
TOTAL JUST VALUE	296,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0969	5/24/2022	WD	U	V	37	100,000

GRANTOR: SMITH ROLAND H & GENE

GRANTEE: MULLIS JACQUELINE A

4402 RUNAWAY COVE RD, HILLIARD

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009900	C	ACREAGE NON-	0		OR			20.42	AC		1.00	1.00	1.00	14,500.00	14,500.00	296,090							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 20.42 Total Land Value: 296,090 Market: 0 Agricultural: 0 Common: 296,090 PRINTED 07/30/2025 BY SYS