W243 FT OF S210 FT OF LOT 10
(EX W33 FT FOR R/W)
CORNWALL SURVEY

BURNS ROBERT
17805 CORNERSTONE ROAD
HILLIARD, FL 32046

2025

02-3N-23-2020-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

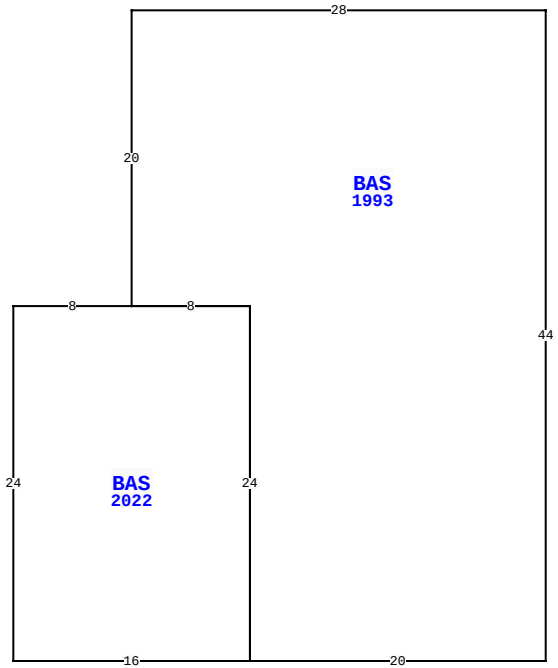
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	119,066
BAS	384	100	2022	384	43,963
TOTALS	1,424			1,424	163,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,424	98.2800	129.73	184,736	1970	2000	0	0	0	11.75	88.25

1 SNGL FAM – 0% - 2023 Heated Area: 1424 HX Base Yr



17805 CORNERSTONE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,030
TOTAL MARKET OB/XF VALUE	2,325
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	210,355
SOH/AGL Deduction	3,905
ASSESSED VALUE	206,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,450
TOTAL JUST VALUE	210,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002953	REPAIR/RRF	7,000	02/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0966	5/27/2022	WD	Q	I	01	220,000
GRANTOR: SCHONBRUN HARVEY TRUS						
GRANTEE: BURNS ROBERT						
1711/0837	11/02/2010	QC	U	I	11	100
GRANTOR: ELAM JAMES RUSSELL						
GRANTEE: SCHONBRUN HARVEY TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S20 BAS=[YR=2022] W8 S24 E16 N24 W8$ E8 S24 E20 N44 $.

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	1242	WD DECK A	0	0	0	0	210.00	SF	10.00	10.00	100	2022	2022	3	93	1,953	
2	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	2022	2022	3	93	372	

LAND DESCRIPTION

TOTAL OB/XF 2,325

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	000100	C	RES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/31/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS