

PLATT KALE ODEL & ELIZABETH
17741 CORNERSTONE ROAD
HILLIARD, FL 32046

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	03	COMMON BRK 100								0100	01	2,083	109.8090	109.81	228,734	1979	1979	0	0	50	32.50	50.00	STANDARD																
RooF Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2024										Heated Area: 1845										HX Base Yr 2024									
RooF Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 50																																					
Interior Floo	14	CARPET 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories Units	1.	1. 100 0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,845	100	1993	1,845	101,300																																		
UGR	400	45	1993	180	9,883																																		
UOP	21	20	1993	4	220																																		
UST	120	45	1993	54	2,965																																		
TOTALS	2,386			2,083	114,367																																		
EXTRA FEATURES					17741 CORNERSTONE RD, HILLIARD																																		
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																							
1	0940	SHEDS/POR	0 100	0	0	620.00	SF	30.00	30.00	100	1980	1980	3	20	3,720																								