LOT 55
IN OR 983/699
ESMTS OR 983/704 & OR 983/710

MCNEAL WALTER M & VIRGINIA M
PO BOX 1635
HILLIARD, FL 32046

2025

02-3N-23-2020-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

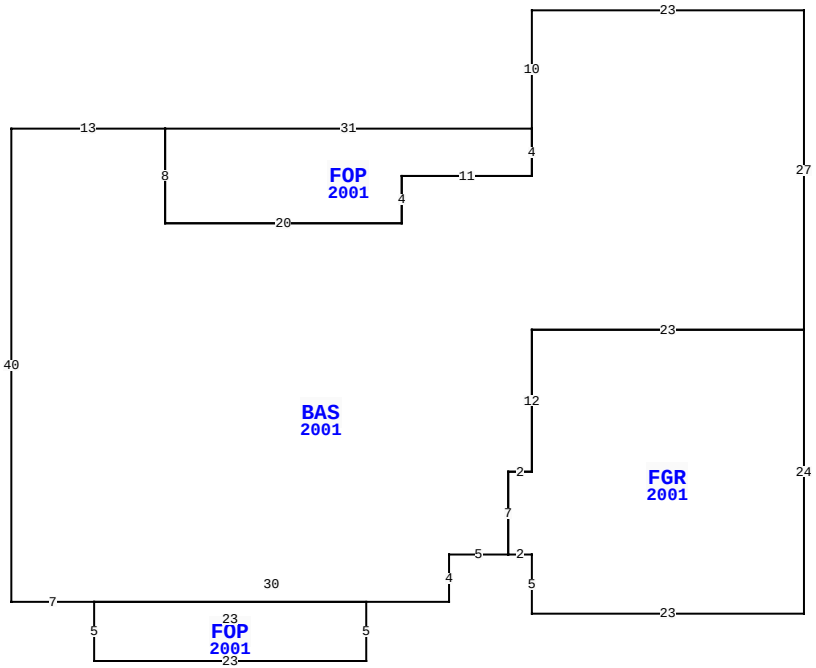
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	2001	2,135	252,039
FGR	566	55	2001	311	36,714
FOP	115	30	2001	34	4,013
FOP	204	30	2001	61	7,201
TOTALS	3,020			2,541	299,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,541	108.0720	142.66	362,499	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2002 Heated Area: 2135 HX Base Yr 2002



271668 CUYLER DR, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,968
TOTAL MARKET OB/XF VALUE		7,982
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		502,950
SOH/AGL Deduction		298,932
ASSESSED VALUE		204,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,296
TOTAL JUST VALUE		502,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015251	H/AC	0	08/01/2001
B0108457	NEW CONSTR	135,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0983/0699	4/26/2001	WD	Q	V		42,500
GRANTOR: HODGES ALDEAN & JAN						
GRANTEE: MCNEAL WALTER & VIR						
0736/1708	8/18/1995	WD	Q	V	05	100
GRANTOR: SIKES DORIS						
GRANTEE: HODGES ALDEAN & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 S10 FOP=[YR=2001] W31 S8 E20 N4 E11 N4 $ S4 W11 S4 W20 N8 W13 S40 E7 FOP=[YR=2001] S5 E23 N5 W23 $ E30 N4 E5 FGR=[YR=2001] E2 S5 E23 N24 W23 S12 W2 S7 $ N7 E2 N12 E23 N27 $.

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	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,231.00	SF	4.00	4.00	100	2001	2001	3	79	3,890	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2002	2002	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 7,982

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	100	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 01/25/2023 BY WWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS