

CANTRELL WILLIAM C
57368 BEAGLE TRAIL
HILLIARD, FL 32046-6128

02-3N-25-0000-0001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	PCT	TOT ADJ	PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		05	AVERAGE 100		0820	02	960	121.2000		96.96		93,082	1981	1981		0	0	70.00	30.00	VALUATION BY																			
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 1997										Heated Area: 960					HX Base Yr 1997					STANDARD														
Roof Cover		12	MODULAR MT 100		40 24 40 24 BAS 1996										Tax Group: 4										Tax Dist:														
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										27,925														
Interior Floor		14	CARPET 80												TOTAL MARKET OB/XF VALUE										16,041														
Interior Floor		08	SHT VINYL 20												TOTAL LAND VALUE - MARKET										322,530														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										96,431														
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										47,777														
Bedrooms			3 100												ASSESSED VALUE										48,654														
Bathrooms			1 100												TOTAL EXEMPTION VALUE										HX HB WR					30,000									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										18,654														
Stories		1.	1. 100												TOTAL JUST VALUE										366,496														
Units			0 100		NCON VALUE										0																								
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										379,302																								
Quality		03	Quality Level 03																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA												05																								
NEIGHBORHOOD/LOC		5001	00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	960	100	1996	960	27,925																																		
TOTALS		960			960	27,925																																	
EXTRA FEATURES						57368 BEAGLE TRL, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU															
																XF DATE				LAND DATE																			
																INC DATE				AG DATE		03/26/2025		KBA															
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	0510	GARAGE WD-	0 100	54	30	1,620.00	SF	35.00	35.00	100	1996	1996	3	23	13,041																								
2	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2012	2012	3	50	3,000																								
LAND DESCRIPTION						TOTAL OB/XF										16,041																							
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															
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	19.14	AC		1.00	1.00	1.00	390.00	390.00	7,465																						
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.14	AC		1.00	1.00	1.00	14,500.00	14,500.00	277,530																						
REVIEW DATE		05/11/2020		BY	KBA		Total Acres: 20.14		Total Land Value: 52,465		Market: 277,530		Agricultural: 7,465		Common: 45,000		PRINTED 07/30/2025 BY SYS																						