

W1/2 OF NE1/4 OF SE1/4
IN OR 2799/922
EX RW & 9-3

KALYAN-BARDEN KATHLEEN LORNA
3594 CR 108
HILLIARD, FL 32046

2025

03-2N-23-0000-0009-0010



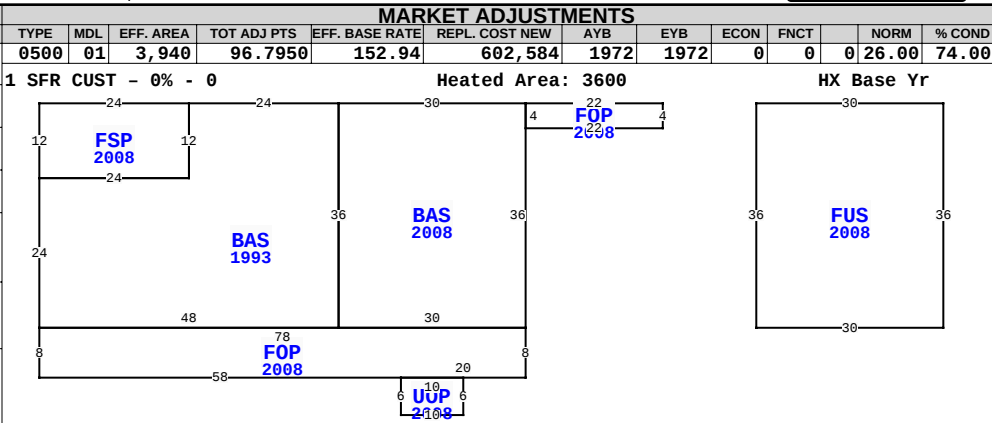
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,440	100	1993	1,440	162,973
BAS	1,080	100	2008	1,080	122,230
FOP	88	30	2008	26	2,942
FOP	624	30	2008	187	21,164
FSP	288	40	2008	115	13,015
FUS	1,080	100	2008	1,080	122,230
UOP	60	20	2008	12	1,358
TOTALS	4,660			3,940	445,912

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	28 30	840.00	SF	35.00	35.00	100	1996
2	0681	POLE SHED	0	0	37 28	1,036.00	SF	15.00	15.00	100	2005
3	0855	CONC PAVER	0	0	0 0	5,002.00	SF	10.00	10.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0004	OR	0.00	0.00	5.00	AC	1.00



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

3594 CR 108, HILLIARD

TOTAL OB/XF											
56,874											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										464,297	
TOTAL MARKET OB/XF VALUE										56,874	
TOTAL LAND VALUE - MARKET										97,500	
TOTAL MARKET VALUE										618,671	
SOH/AGL Deduction										35,172	
ASSESSED VALUE										583,499	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										583,499	
TOTAL JUST VALUE										618,671	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										657,374	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19973	ELEC OTHER	1,500	09/01/2007
M13288	MECH OTHER	0	09/01/2007
B20062	ADDITION	174,042	06/01/2007
R10462	REPAIR/RRF	7,500	06/01/2007
B9502368	ADDITION	9,000	01/01/1996
B952368	ADDITION	9,000	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2799/922	7/01/2025	WD	Q	I	01	500,000	
GRANTOR: BRIGHT SHELIA M & DAV							
GRANTEE: KALYAN-BARDEN KATHL							
1524/0093	9/07/2007	WD	Q	I	06	138,285	
GRANTOR: CORNETT SHELIA M							
GRANTEE: CORNETT SHEILA M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W22 BAS=[YR=2008] W30 BAS=[YR=1993] W24 FSP=[YR=2008] W24 S12 E24 N12 \$ S12 W24 S24 FOP=[YR=2008] S8 E58 UOP=[YR=2008] S6 E10 N6 W10 \$ E20 N8 W78 \$ E48 N36 \$ S36 E30 N36 \$ S4 E22 N4 \$ PTR=E15 FUS=[YR=2008] E30 S36 W30 N36 \$ W15 \$.											

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	900	100
	2008	
	900	
	18,385	
TOTALS	900	900 18,385

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	70.7940	26.19	23,571	2008	2008	0	0	0	22.00	78.00
2 GARAGE RES - 0% - 0												
Heated Area: 900												
HX Base Yr												
30 30 30 BAS 2008												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU	
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