LOTS 54 & 55 INCL S-1 & S-2
CORNWALL SURVEY

RICHOTTE TINA/AHEDO JAMES T
2272 KOESTER DR
HILLIARD, FL 32046

2025

07-3N-24-2020-0054-0000

BUILDING CHARACTERISTICS

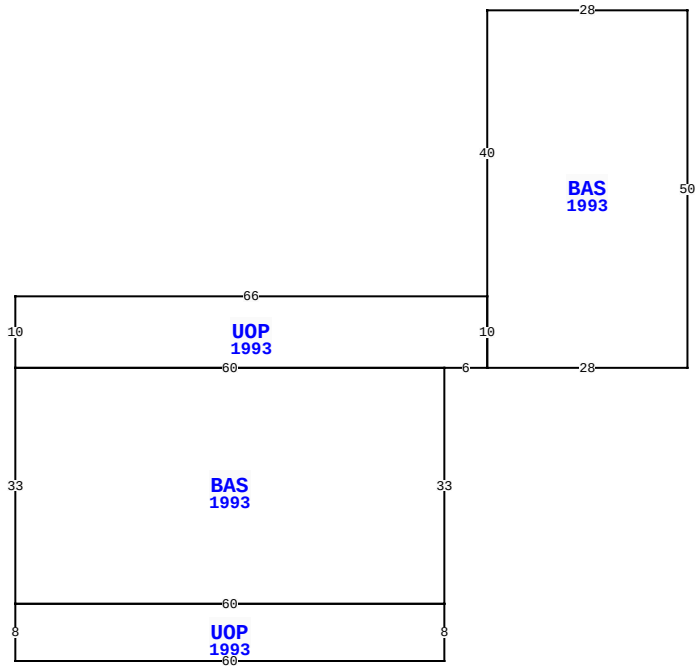
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5501	TIMBER 2-2 SI 80-89
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	1,400	100	1993	1,400	184,628
BAS	1,980	100	1993	1,980	261,117
UOP	480	20	1993	96	12,660
UOP	660	20	1993	132	17,407
TOTALS	4,520			3,608	475,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,608	109.7910	144.92	522,871	1985	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2025 Heated Area: 3380 HX Base Yr 2025



2272 KOESTER DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		475,813
TOTAL MARKET OB/XF VALUE		29,539
TOTAL LAND VALUE - MARKET		330,300
TOTAL MARKET VALUE		640,682
SOH/AGL Deduction		213,097
ASSESSED VALUE		427,585
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		376,863
TOTAL JUST VALUE		835,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985654	XFOB	6,294	12/01/1998
B985360	SWIM POOL	14,934	09/01/1998
6387	XFOB	20,000	04/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/404	8/12/2024	TD	Q	I	01	850,000
GRANTOR: LASSERRE-ADAMS JULIE						
GRANTEE: RICHOTTE TINA						
2324/0217	12/02/2019	WD	U	I	11	100
GRANTOR: ADAMS JULIE A						
GRANTEE: JULIE ANNA LASSERRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-94,50] S33 E60 N33 W60 $
UOP=[YR=1993;ORIG=-28,40] W66 S10 E60 E6 N10 $
UOP=[YR=1993;ORIG=-94,83] S8 E60 N8 W60 $
BAS=[YR=1993;ORIG=-28,0] E28 S50 W28 N10 N40 $
.

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	1985	1985	3	56	1,960	
2	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	1990	1990	3	57	2,326	
3	0201	BARN WD 10	0	100	32	50	1,600.00	SF	17.00	17.00	100	1984	1984	3	20	5,440	
5	0861	POOL GUNIT	0	100	0	0	310.00	SF	55.25	55.25	100	2000	2000	3	23	3,939	
6	0845	KOOL DECK	0	100	0	0	615.00	SF	7.25	7.25	100	2000	2000	3	77	3,433	
7	0910	SCRN RM L	0	100	0	0	925.00	SF	15.00	15.00	100	2000	2000	3	20	2,775	
8	0351	CARPORT MT	0	100	32	20	640.00	SF	6.30	6.30	100	2017	2017	3	74	2,984	
9	0680	POLE SHED	0	100	32	12	384.00	SF	10.00	10.00	100	2025	2019		87	3,341	
10	0680	POLE SHED	0	100	32	12	384.00	SF	10.00	10.00	100	2025	2019		87	3,341	

LAND DESCRIPTION

TOTAL OB/XF 29,539

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	6.70	AC		1.00	1.00	1.00	19,500.00	19,500.00	130,650							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	515.00	515.00	3,090							
4	005900	A	TIMBER WETLA	0		OR	0.00	0.00	6.80	AC		1.00	1.00	1.00	50.00	50.00	340							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.80	AC		1.00	1.00	1.00	15,500.00	15,500.00	198,400							

REVIEW DATE 03/27/2025 BY WWA Total Acres: 20.00 Total Land Value: 135,330 Market: 198,400 Agricultural: 3,430 Common: 131,900 PRINTED 07/30/2025 BY SYS