

BLOCK 57 LOTS 9 10 11 & 12
IN OR 2073/49
ESMT IN OR 418/320

HALLMARK CANTEBURY LLC
3111 PACES MILL RD SUITE A250
ATLANTA, GA 30339

2025

08-3N-24-2380-0057-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	03	DIST HI 100

Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	100	1993	120	8,077
BAS	3,959	100	1993	3,959	266,461
FOP	24	30	1993	7	471
FOP	24	30	1993	7	471
FOP	24	30	1993	7	471
FOP	32	30	1993	10	673
FOP	32	30	1993	10	673
FOP	32	30	1993	10	673
FOP	36	30	1993	11	741
FOP	36	30	1993	11	741
TOTALS	4,856			4,508	303,411

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0803	ASPHALT C	0	0	0	0	40,982.00	SF	2.00		2.00	100	1984	1984	3	50	40,982	
2	0812	CONCRETE C	0	0	0	0	7,242.00	SF	4.00		4.00	100	1984	1984	3	41	11,877	
3	0400	CONC CURB	0	0	0	0	1,143.00	LF	15.00		15.00	100	1984	1984	3	54	9,258	
4	0443	STK FNC 6'	0	0	0	0	1,404.00	LF	10.00		10.00	100	1984	1984	3	20	2,808	
5	0680	POLE SHED	0	0	10	19	190.00	SF	10.00		10.00	100	1990	1990	3	20	380	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00		300.00	100	1984	1984	3	20	120	
7	0963	FIRE HYDR	0	0	0	0	2.00	UT	1,500.00		1,500.00	100	1984	1984	3	100	3,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000300	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	4,508	113.1180	96.15	433,444	1984	1984		0	0	30.00
1 APARTMENT - 0% - 0											
Heated Area: 4297											
HX Base Yr											
** This building has 16 Sub-Areas											
37119 CANTEBURY DR, HILLIARD											

BLD DATE	04/16/2025	KW	LGL DATE	
XF DATE			LAND DATE	
INC DATE	07/12/2024	DC	AG DATE	

TOTAL OB/XF											
68,425											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000300	C	MULTI-FAMILY	0	0006	R-3	0.00	0.00	36.00	UT	

NASSAU COUNTY PROPERTY		PAGE 1 of 6	3
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			991,106
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,126,257
SOH/AGL Deduction			365,696
ASSESSED VALUE			760,561
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			760,561
TOTAL JUST VALUE			1,126,257
NCON VALUE			0
INCOME VALUE			1,126,257
PREVIOUS YEAR MKT VALUE			1,090,334

CANTEBURY OF HILLIARD APARTMENTS = 36 RENTABLE U			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160090	REMODEL	0	06/14/2016
20120013	OTHER	0	02/13/2012
20120012	MECH OTHER	0	02/07/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2073/0049	9/21/2016	QC	U	I	11
GRANTOR: CANTEBURY OF HILLIARD					
GRANTEE: HALLMARK CANTEBURY					
2073/0045	9/21/2016	SW	U	I	30
GRANTOR: CANTEBURY OF HILLIARD					
GRANTEE: HALLMARK CANTEBURY					

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=1993;ORIG=0,0] W13 S4 W8 W8 W9 N4 W13 S5 W12 S4 W8 W8 W9 N4 W11 N5 W13 S4 W25 N4 W12 S4 S11 S10 S4 E22 N4 E6 S4 E21 S5 E22 N4 E6 S4 E22 N5 E22 N4 E6 S4 E22 N29 \$		
SFB=[YR=1993;LABEL=Laundry;ORIG=-161,4] W13 S21 E13 N10 N11 \$		
FST=[YR=1993;ORIG=-149,4] W12 S11 E12 N11 \$		
AOF=[YR=1993;ORIG=-149,15] W12 S10 E12 N10 \$		
FOP=[YR=1993;ORIG=-29,0] W9 S4 E9 N4 \$		
FOP=[YR=1993;ORIG=-79,5] W9 S4 E9 N4 \$		
FOP=[YR=1993;ORIG=-128,0] W9 S4 E9 N4 \$		
FOP=[YR=1993;ORIG=-13,0] W8 S4 E8 N4 \$		
FST=[YR=1993;ORIG=-21,0] W8 S4 E8 N4 \$		
FOP=[YR=1993;ORIG=-63,5] W8 S4 E8 N4 \$		

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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