

E400' OF SE1/4 OF SW1/4 OF NE
1/4 & E400' OF S170' OF
NE1/4 OF SW1/4 OF NE1/4

CANADAY CONNIE
3399 JESSIE ROAD
HILLIARD, FL 32046

2025

10-2N-23-0000-0003-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	6000	PASTURELAND 1

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100	1994	2,614	266,276
FOP	240	30	1994	72	7,334
FOP	720	30	1994	216	22,003

TOTALS	3,574			2,902	295,613
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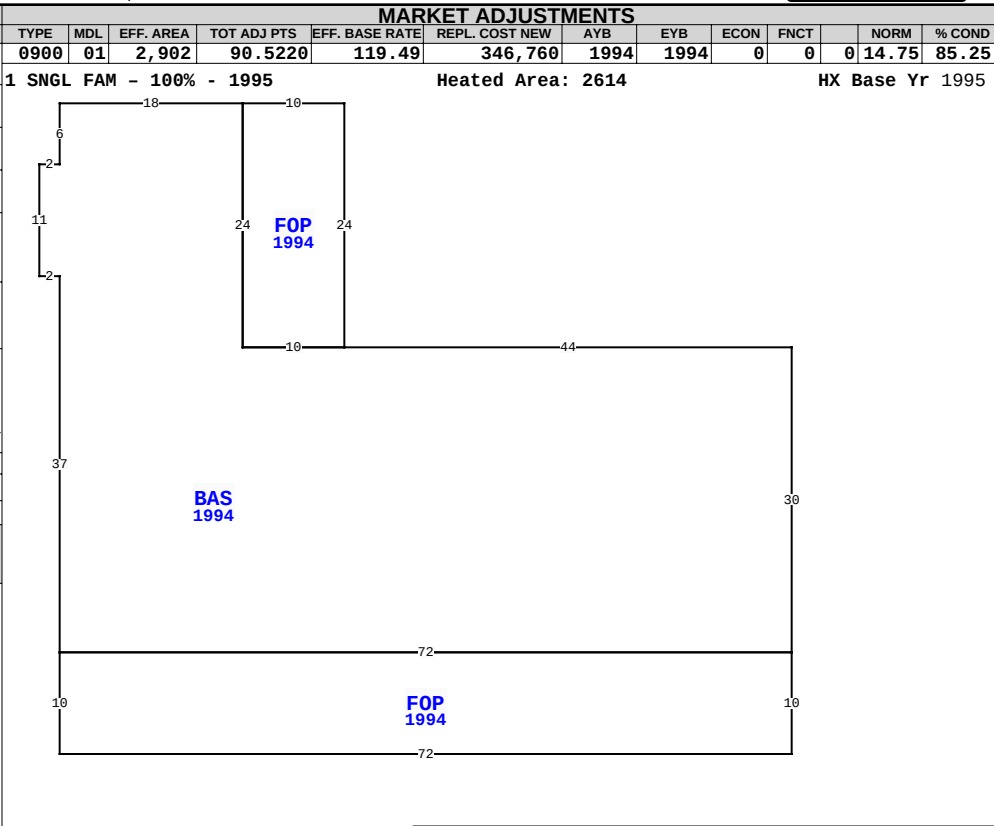
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0681	POLE SHED	0	100	16	24	384.00	SF	15.00	15.00	100	1988	1988	3	20	1,152	
3	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1997	1997	3	20	7,650	
4	0845	KOOL DECK	0	100	0	0	930.00	SF	7.25	7.25	100	1997	1997	3	72	4,855	
5	0910	SCRN RM L	0	100	44	42	1,848.00	SF	15.00	15.00	100	1998	1998	3	20	5,544	
6	0510	GARAGE WD-	0	100	29	21	609.00	SF	35.00	35.00	100	2001	2001	3	28	5,968	
7	0812	CONCRETE C	0	100	0	0	1,056.00	SF	4.00	4.00	100	1998	1998	3	73	3,084	
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1990	1990	3	20	409	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,450							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE	08/06/2021	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	11/04/2024

TOTAL OB/XF																	30,142
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TOTAL OB/XF																	30,142
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Market:	97,500	Agricultural:	1,850	Common:	93,450
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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	6
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VALUATION SUMMARY																	STANDARD
VALUATION BY																	
Tax Group: 6																	
Tax Dist:																	
BUILDING MARKET VALUE																	295,613
TOTAL MARKET OB/XF VALUE																	30,142
TOTAL LAND VALUE - MARKET																	190,950
TOTAL MARKET VALUE																	421,055
SOH/AGL Deduction																	208,367
ASSESSED VALUE																	212,688
TOTAL EXEMPTION VALUE																	55,722
BASE TAXABLE VALUE																	156,966
TOTAL JUST VALUE																	516,705
NCON VALUE																	0
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	487,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001819	REPAIR/RRF	19,000	02/09/2023
E018015	NEW CONSTR	0	05/01/2001
E973674	NEW CONSTR	0	05/01/1997
7925	NEW CONSTR	108,555	03/12/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0762/0744	6/07/1996	WD	U	I	07		100

GRANTOR: CARROLL ANNIE							
GRANTEE: CANADAY KENNETH & C							
0582/0798	10/03/1989	QC	Q	V	01		100
GRANTOR: CARROLL ANNIE N							
GRANTEE: CANADAY KENNETH & C							

BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS=[YR=1994] W44 FOP=[YR=1994] N24 W10 S24 E10 \$ W10 N24 W18 S6 W2 S11 E2 S37FOP=[YR=1994] S10 E72 N10 W72 \$ E72 N30 \$.