N1/2 OF SE1/4
IN OR 1489/289

PINKER JUSTIN K & MINDY N
17166 CUNNINGHAM FARMS PL
HILLIARD, FL 32046

2025

10-3N-23-0000-0010-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 09

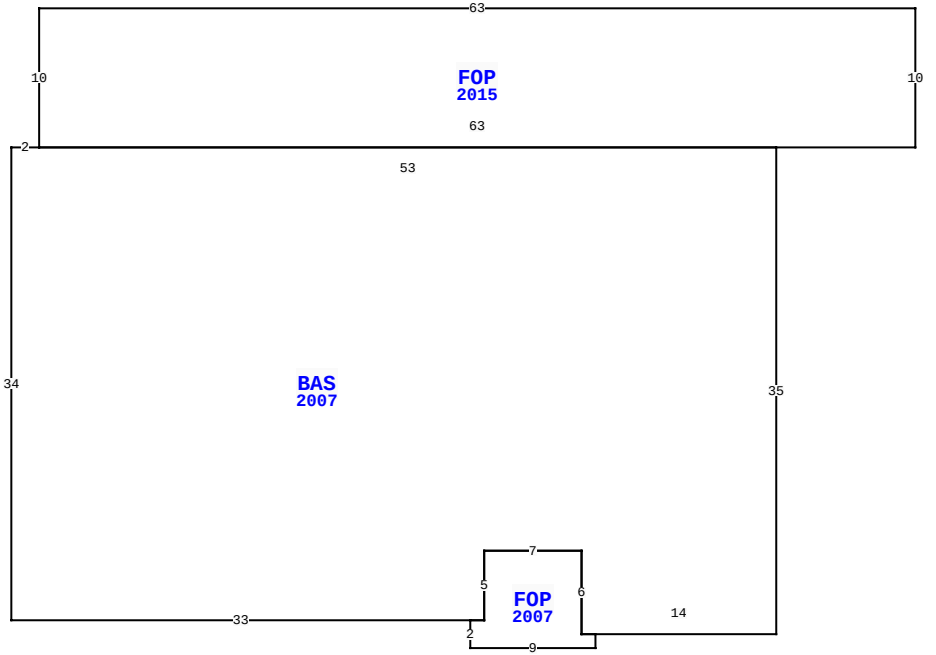
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	2007	1,849	161,619
FOP	52	30	2007	16	1,398
FOP	630	30	2015	189	16,520
TOTALS	2,531			2,054	179,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	95.0061	95.01	195,151	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1849 HX Base Yr 2008



17166 CUNNINGHAM FARMS PL, HILLIARD

BLD DATE	12/12/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2015	2015	3	65	4,867	
2	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	2015	2015	3	75	28,560	
3	0855	CONC PAVER	0	100	0	0	650.00	SF	10.00	10.00	100	2015	2015	3	95	6,175	
4	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2015	2015	3	95	593	
5	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2015	2015	3	75	4,680	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,539
TOTAL MARKET OB/XF VALUE		44,875
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		269,414
SOH/AGL Deduction		139,586
ASSESSED VALUE		129,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,106
TOTAL JUST VALUE		269,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530619	SWIM POOL	35,850	06/30/2015
M13241	MECH OTHER	0	08/01/2007
C20222	CO ISSUED	0	07/01/2007
B20222	NEW CONSTR	121,308	07/01/2007
E19699	ELEC OTHER	0	07/01/2007
P12579	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/0289	3/30/2007	WD	Q	V	06	100

GRANTOR: CUNNINGHAM JAMES G &

GRANTEE: PINKER JUSTIN K & M

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W63 S10 BAS=[YR=2007] W2 S34 E33 FOP=[YR=2007] S2 E9 N1 W1 N6 W7 S5 W1$ E1 N5 E7 S6 E14 N35 W53 $ E63 N10$.

LAND DESCRIPTION

TOTAL OB/XF 44,875

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	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/25/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS