PT SEC 10-3N-23E
IN OR 2767/814

CUNNINGHAM JAMES G JR & DANA L
17267 CROSS BRANCH RD
HILLIARD, FL 32046

**2025**

**10-3N-23-0000-0010-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 16,800 |
| TOTAL LAND VALUE - MARKET | 334,660 |
| TOTAL MARKET VALUE | 25,340 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 25,340 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 25,340 |
| TOTAL JUST VALUE | 351,460 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2767/814 | 2/11/2025 | QC | U | I | 11 | 100 |

GRANTOR: CUNNINGHAM JAMES G SR

GRANTEE: CUNNINGHAM JAMES G

CUNNINGHAM FARMS PL, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 11/04/2024 KBA |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1991 | 1991 | 3 | 100 | 6,000 | |
| 4 | 0511 | GARAGE CB- | 0 | 0 | 31 | 18 | 558.00 | SF | 40.00 | 40.00 | 100 | 2025 | 1980 | | 30 | 6,696 | |
| 5 | 0511 | GARAGE CB- | 0 | 0 | 19 | 18 | 342.00 | SF | 40.00 | 40.00 | 100 | 2025 | 1980 | | 30 | 4,104 | |

### LAND DESCRIPTION

TOTAL OB/XF 16,800

| 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 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 23.08 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 8,540 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 23.08 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 334,660 | | | | | | | |

REVIEW DATE 02/24/2025 BY WWA Total Acres: 23.08 Total Land Value: 8,540 Market: 334,660 Agricultural: 8,540 Common: 0 PRINTED 07/30/2025 BY SYS