LOTS 4 & 5
IN OR 2552/87
EASEMENT IN OR 2552/89

BURNS AARON E & SAMANTHA R.G.
17195 CORNERSTONE ROAD
HILLIARD, FL 32046-8265

2025

11-3N-23-2020-0004-0000

BUILDING CHARACTERISTICS

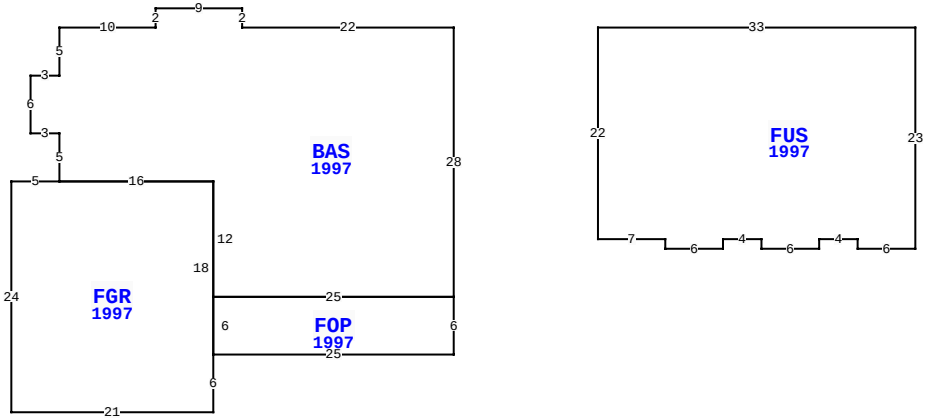
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	992	100	1997	992	125,074
FGR	504	55	1997	277	34,925
FOP	150	30	1997	45	5,674
FUS	744	100	1997	744	93,806
TOTALS	2,390			2,058	259,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,058	111.3280	146.95	302,423	1997	2002	0	0	0	14.20	85.80

1 SNGL FAM – 100% - 2023 Heated Area: 1736 HX Base Yr 2023



17195 CORNERSTONE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,128
TOTAL MARKET OB/XF VALUE		2,465
TOTAL LAND VALUE - MARKET		290,000
TOTAL MARKET VALUE		587,593
SOH/AGL Deduction		15,411
ASSESSED VALUE		572,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		521,460
TOTAL JUST VALUE		587,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002800	24X35 STORAGE BUI	65,370	03/19/2025
230004927		475,106	04/17/2023
23003643	REMODEL	26,495	03/20/2023
23001407	GARAGE	122,323	02/01/2023
22018592	REPAIR/RRF	13,400	12/19/2022
B97	NEW CONSTR	100,000	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0087	3/30/2022	WD	Q	I	01	550,000
GRANTOR: GREENE CLAYTON R & KA						
GRANTEE: BURNS AARON E & SAM						
0899/0408	9/10/1999	WD	Q	I		220,000
GRANTOR: TINDALL EARL K						
GRANTEE: GREENE CLAYTON R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 N2 W9 S2 W10 S5 W3 S6 E3 S5 FGR=[YR=1997] W5 S24 E21 N6 FOP=[YR=1997] E25 N6 W25 S6 $ N18 W16 $ E16 S12 E25 N28 $ PTR= E15 FUS=[YR=1997] E33 S23 W6 N1 W4 S1 W6 N1 W4 S1 W6 N1 W7 N22 $ W15 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2001	2001	3	79	2,465	

LAND DESCRIPTION

TOTAL OB/XF 2,465

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR			20.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	290,000							

REVIEW DATE 06/25/2025 BY WW Total Acres: 20.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 07/30/2025 BY SYS

LOTS 4 & 5
IN OR 2552/87
EASEMENT IN OR 2552/89

BURNS AARON E & SAMANTHA R.G.
17195 CORNERSTONE ROAD
HILLIARD, FL 32046-8265

2025

11-3N-23-2020-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

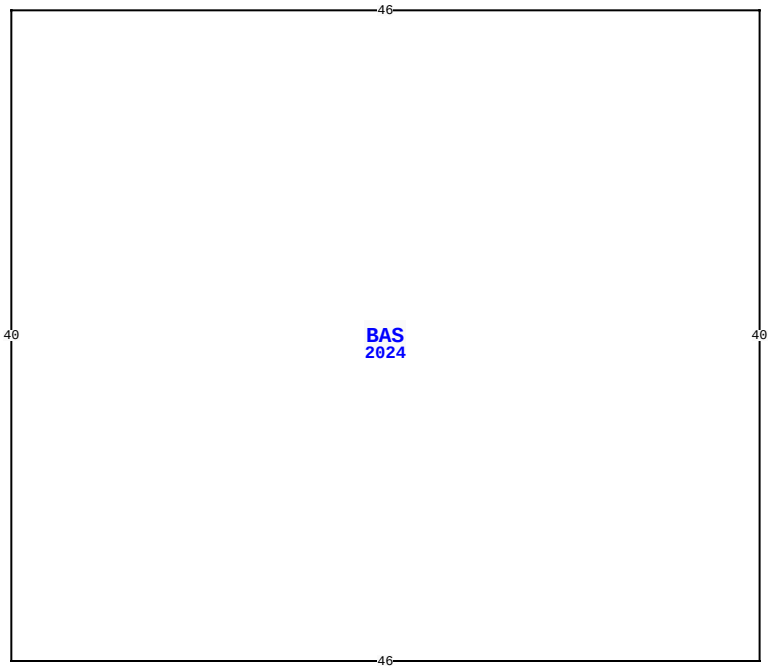
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2024	1,840	35,649
TOTALS	1,840			1,840	35,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,840	52.9000	19.57	36,009	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1840 HX Base Yr 2023



17195 CORNERSTONE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,128
TOTAL MARKET OB/XF VALUE		2,465
TOTAL LAND VALUE - MARKET		290,000
TOTAL MARKET VALUE		587,593
SOH/AGL Deduction		15,411
ASSESSED VALUE		572,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		521,460
TOTAL JUST VALUE		587,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0087	3/30/2022	WD	Q	I	01	550,000
GRANTOR: GREENE CLAYTON R & KA						
GRANTEE: BURNS AARON E & SAM						
0899/0408	9/10/1999	WD	Q	I		220,000
GRANTOR: TINDALL EARL K						
GRANTEE: GREENE CLAYTON R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,40] E46 N40 W46 S40 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/25/2025 BY WW Total Acres: 20.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 07/30/2025 BY SYS