PT LOT 2
IN OR 2675/592
CORNWALL SURVEY

ROTH ANGELA & JEREMY
271497 CUYLER DRIVE
HILLIARD, FL 32046

2025

12-3N-23-2020-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

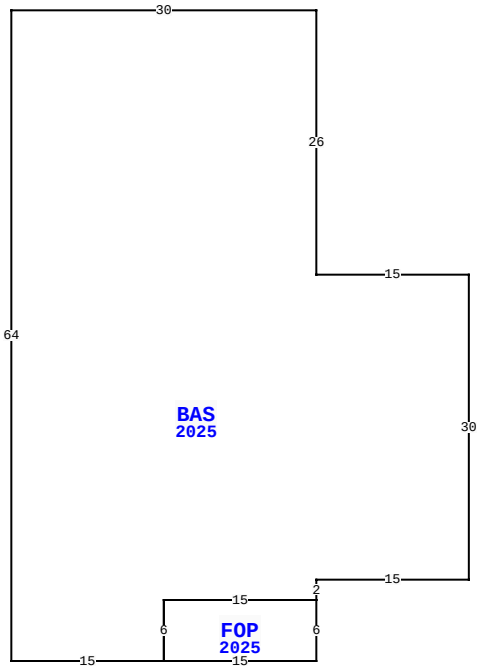
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	246,080
FOP	90	30	2025	27	2,915
TOTALS	2,370			2,307	248,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,307	128.2600	109.02	251,509	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2280 HX Base Yr 2025



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

271497 CUYLER DR, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,994
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		84,600
TOTAL MARKET VALUE		333,594
SOH/AGL Deduction		146,514
ASSESSED VALUE		187,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,358
TOTAL JUST VALUE		333,594
NCON VALUE		248,994
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006080	INSTALL NEW TRIPL	0	05/21/2024
MH240003927	INSTALL NEW TRIPL	0	04/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/592	10/20/2023	WD	Q	V	01	60,000

GRANTOR: THOMPSON GARY J & ANG
GRANTEE: ROTH ANGELA & JEREM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,0] W30 S64 E15 N6 E15 N2 E15 N30 W15 N26 $
FOP=[YR=2025;ORIG=65,58] E15 S6 W15 N6 $
.

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
1	000100	C	RES	100		OR			1.88	AC		1.00	1.00	1.00	45,000.00	45,000.00	84,600							

REVIEW DATE 07/01/2024 BY WW Total Acres: 1.88 Total Land Value: 84,600 Market: 0 Agricultural: 0 Common: 84,600 PRINTED 07/30/2025 BY SYS