

SULLIVAN SCOTT FRANKLIN L/E/
7310 CEDAR POINT RD
JACKSONVILLE, FL 32226

16-3N-23-2020-0033-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall		25	MOD METAL 100		6500	01	3,248	42.32	00	15.66	50,864	2021	2021		0	0	3.00	97.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 GARAGE RES - 0% - 2023										Heated Area: 3080					HX Base Yr					Tax Group: 4		Tax Dist:					
Roof Cover		12	MODULAR MT 100		70 44 44 70 12 12 70 BAS 2021 UCP 2021																				BUILDING MARKET VALUE		49,338					
Interior Wall			N/A 100												TOTAL MARKET OB/XF VALUE		0															
Interior Floo		03	CONC FINSH 100												TOTAL LAND VALUE - MARKET		506,760															
Air Condition		99	N/A 100												TOTAL MARKET VALUE		259,956															
Heating Type			N/A 100												SOH/AGL Deduction		0															
Bedrooms			0 100												ASSESSED VALUE		259,956															
Bathrooms			0 100												TOTAL EXEMPTION VALUE		0															
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE		259,956															
Stories		0	0 100												TOTAL JUST VALUE		556,098															
Units			0 100												NCON VALUE		0															
Occupancy		00	NONE 100		INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE		518,741																									
Quality		03	Quality Level 03																													
DOR CODE		5500	TIMBERLAND 80-89																													
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	3,080	100	2021	3,080	46,786																											
UCP	840	20	2021	168	2,552																											
TOTALS		3,920			3,248	49,338																										
EXTRA FEATURES					171015 BAY RD, HILLIARD										BLD DATE				LGL DATE		05/09/2025		MLU									
															XF DATE				LAND DATE		11/18/2024		KBA									
															INC DATE				AG DATE													
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																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	38.32	AC		1.00	1.00	1.00	525.00	525.00	20,118															
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	225.00	225.00	4,500															
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	58.32	AC		1.00	1.00	1.00	5,500.00	5,500.00	320,760															
4	005000	C	AGRICULTURAL	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	186,000															
REVIEW DATE 01/03/2022 BY TWA Total Acres: 70.32 Total Land Value: 210,618 Market: 320,760 Agricultural: 24,618 Common: 186,000 PRINTED 07/30/2025 BY SYS																																