SUBLOT 26
IN OR 1328/1505
SUB OF NW1/4 PB 1/3

CANADAY CONNIE
3399 JESSIE ROAD
HILLIARD, FL 32046

2025

16-3N-24-2580-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

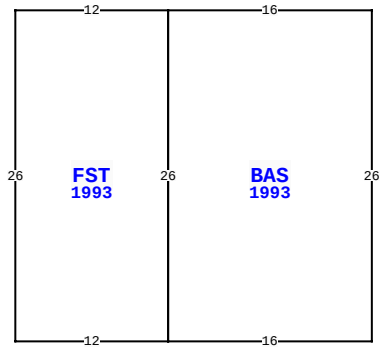
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

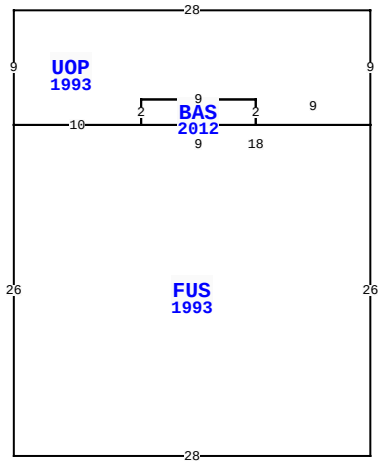
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	1993	416	38,246
BAS	18	100	2012	18	1,655
FST	312	55	1993	172	15,813
FUS	728	100	1993	728	66,929
UOP	234	20	1993	47	4,321
TOTALS	1,708			1,381	126,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,381	108.1600	108.16	149,369	1993	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 1162 HX Base Yr





BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

37099 LITTLE MAGNOLIA CT, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	126,964
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	161,964
SOH/AGL Deduction	7,440
ASSESSED VALUE	154,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,524
TOTAL JUST VALUE	161,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
031020	REMODEL	2,000	10/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/1505	6/27/2005	QC	U	I	07	100
GRANTOR: MCINTURFF RICHARD E &						
GRANTEE: CANADAY CONNIE						
1230/1035	5/14/2004	QC	Q	I	06	12,000
GRANTOR: MCINTURFF RICHARD E &						
GRANTEE: CANADAY CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FST=[YR=1993] W12 S26 E12 N26$ S26 E16 N26$
PTR=E15 UOP=[YR=1993] E28 S9 FUS=[YR=1993] S26 W28 N26 E10
BAS=[YR=2012] N2 E9 S2 W9$ E18$ W9 N2 W9 S2 W10 N9$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	R-1	- 0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/12/2024 BY WWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS