PT LOT 48 SUB LOT 9
IN OR 2759/327
CORNWALL SURVEY

ANDERSON DARYL & VICTORIA
371871 HENRY SMITH ROAD
HILLIARD, FL 32046

2025

17-3N-24-2020-0048-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

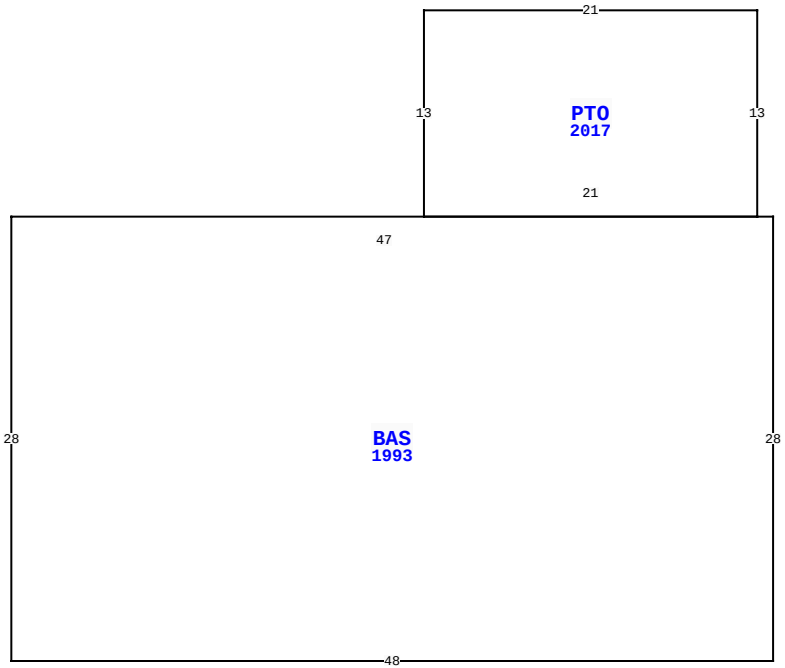
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	202,819
PTO	273	5	2017	14	2,113
TOTALS	1,617			1,358	204,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,358	126.6720	167.21	227,071	1974	2004	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 2025 Heated Area: 1344 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

371871 HENRY SMITH RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	204,932
TOTAL MARKET OB/XF VALUE	1,778
TOTAL LAND VALUE - MARKET	44,100
TOTAL MARKET VALUE	250,810
SOH/AGL Deduction	0
ASSESSED VALUE	250,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,810
TOTAL JUST VALUE	250,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150067	ELEC OTHER	0	07/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/327	12/30/2024	WD	Q	I	01	286,000
GRANTOR: CASTLEBERRY SHYANNE N						
GRANTEE: ANDERSON DARYL & VI						
2502/1351	10/05/2021	WD	Q	I	01	219,000
GRANTOR: THOMPSON KYLEE L & DA						
GRANTEE: CASTLEBERRY SHYANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=2017] N13 W21 S13 E21 $ W47 S28 E48 N28 $.

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
1	0811	CONCRETE B	0	0	0	0	456.00	SF	5.20	5.20	100	1999	1999	3	75	1,778	

LAND DESCRIPTION

TOTAL OB/XF 1,778

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	A-1	130.00	300.00	0.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,100							

REVIEW DATE 04/07/2025 BY WWA Total Acres: 0.98 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 07/30/2025 BY SYS