PT OF LOT 49
IN OR 2188/1619
CORNWALL SURVEY

COLLINS DONNIE
371565 HENRY SMITH ROAD
HILLIARD, FL 32046

2025

17-3N-24-2020-0049-0040

BUILDING CHARACTERISTICS

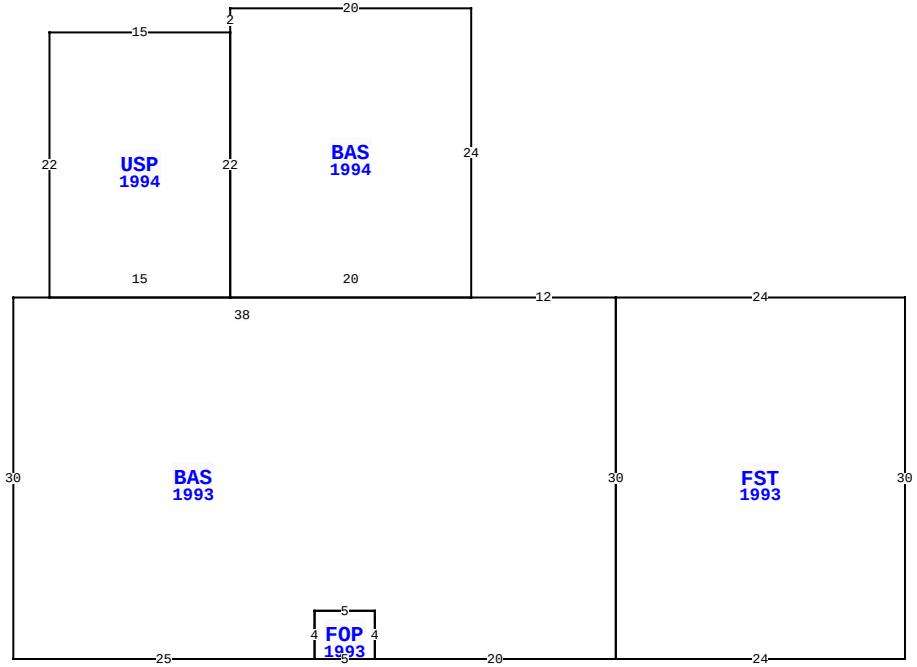
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,480	100	1993	1,480	123,887
BAS	480	100	1994	480	40,179
FOP	20	30	1993	6	502
FST	720	55	1993	396	33,148
USP	330	30	1994	99	8,287
TOTALS	3,030			2,461	206,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,461	119.8944	119.89	295,049	1972	1977	0	0	0	30.18	69.82

1 SINGLE FAM – 100% - 2020 Heated Area: 1960 HX Base Yr 2020



371565 HENRY SMITH RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,003
TOTAL MARKET OB/XF VALUE		1,238
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		252,241
SOH/AGL Deduction		107,092
ASSESSED VALUE		145,149
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,427
TOTAL JUST VALUE		252,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100087	MECH OTHER	0	07/22/2010
9310156	ADDITION	10,000	04/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/1619	4/06/2018	QC	U	I	11	100
GRANTOR: COLLINS KATHLEEN ET A						
GRANTEE: COLLINS DONNIE						
0321/0690	9/01/1980	WD	Q	I		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W24 BAS=[YR=1993] W12 BAS=[YR=1994] N24 W20 S2
USP=[YR=1994] W15 S22 E15 N22 $ S22 E20 $ W38 S30 E25
FOP=[YR=1993] E5 N4 W5 S4 $ N4 E5 S4 E20 N30 $ S30 E24 N30 $
.

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	100	0	0	680.00	SF	5.20	5.20	100	1982	1982	3	35	1,238	

LAND DESCRIPTION

TOTAL OB/XF 1,238

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	100	0006	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS