PT OF LOT 53
IN OR 2544/641 PAR 1
CORNWALL SURVEY

SULLIVAN REBEKAH/KRAL CODY
25034 CR 121
HILLIARD, FL 32046

2025

17-3N-24-2020-0053-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	03	Quality Level 03

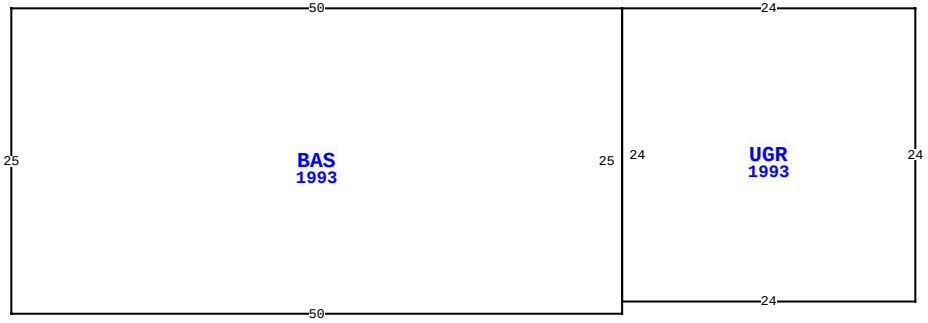
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100	1993	1,250	130,377
UGR	576	45	1993	259	27,014
TOTALS	1,826			1,509	157,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	121.9920	121.99	184,083	1976	2006	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1250 HX Base Yr



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

3799 FRIENDSHIP CT, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,391
TOTAL MARKET OB/XF VALUE	7,422
TOTAL LAND VALUE - MARKET	29,700
TOTAL MARKET VALUE	194,513
SOH/AGL Deduction	0
ASSESSED VALUE	194,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,513
TOTAL JUST VALUE	194,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220063	REPAIR/RRF	0	03/02/2022
20200138	REPAIR/RRF	0	06/23/2020
20120072	H/AC	0	05/15/2012
9609-072	REPAIR/RRF	2,375	09/25/1996
9609-066	H/AC	2,000	09/13/1996
9609-063	REMODEL	22,875	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0641	3/04/2022	WD	Q	I	05	210,000
GRANTOR: HOLDEN DAVID W & MELI						
GRANTEE: SULLIVAN REBEKAH &						
0770/1402	9/11/1996	QC	Q	I	05	23,000
GRANTOR: UNITED STATES OF AMER						
GRANTEE: HOLDEN DAVID & MELI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W50 S25 E50 N25$ S24 E24 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	0	5	8	40.00	SF	6.50	6.50	100	1988	1988	3	52	135	
3	0810	CONCRETE A	0	0	0	0	304.00	SF	6.50	6.50	100	1992	1992	3	62	1,225	
4	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	1989	1989	3	20	4,032	

LAND DESCRIPTION

TOTAL OB/XF 7,422

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	0005	A-1	136.00	210.00	0.66	AC		1.00	1.00	1.00	45,000.00	45,000.00	29,700							

REVIEW DATE 05/24/2022 BY TW Total Acres: 0.66 Total Land Value: 29,700 Market: 0 Agricultural: 0 Common: 29,700 PRINTED 07/30/2025 BY SYS