

JONES STEPHEN D & MYRNA D
2740 FALES ROAD
HILLIARD, FL 32046

17-3N-24-2680-0031-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03CEDAR 100 GABLE/HIP 100

Roof Cover05COMP SHNGL 100 DRYWALL 100

Interior Wall14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 2 100 WOOD FRAME 100

Stories Units1.1. 100 0 100

BUD8 Adjustme Occupancy03DIST HI 100 00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,76410019931,764171,625

TOTALS1,7641,764171,625

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,764118.6500118.65209,299198819880018.0082.00

1 SINGLE FAM - 100% - 0Heated Area: 1764HX Base YrBAS 1993

TOTALS1,7641,764171,625

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199319933722,520

20810CONCRETE A010000105.00SF6.506.5010019931993364437

TOTAL OB/XF2,957

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNITYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005A-10.000.001.00AC1.001.001.0045,000.0045,000.0045,000

REVIEW DATE04/01/2025BYWWATotal Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE171,625

TOTAL MARKET OB/XF VALUE2,957

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE219,582

SOH/AGL Deduction114,140

ASSESSED VALUE105,442

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE54,720

TOTAL JUST VALUE219,582

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE186,266

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1128/17544/10/2003QCQQI01100

GRANTOR: FALES BOBBY

GRANTEE: FALES BILLY J & LEI

0638/125710/16/1991WDQQI0643,000

GRANTOR: FALES BOBBY & MYRNA

GRANTEE: JONES STEPHEN & M D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W63 S28 E63 N28 \$.