

PT OF LOT 44 W OF RR &
PT LOT 61 E OF SR115 & W OF RR
(SECT 21 CORNWALL)

MCCULLOUGH MARK/CANADAY REGGIE
2700 KURRY LN
HILLIARD, FL 32046

2025

22-3N-24-2320-0044-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																				
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																		
																						VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 2,225 TOTAL MARKET VALUE 2,225 SOH/AGL Deduction 0 ASSESSED VALUE 2,225 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,225 TOTAL JUST VALUE 2,225 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,225																																																		
DOR CODE		9600 WASTELAND																		PERMIT NUM DESCRIPTION AMT ISSUED																																																				
MAP NUM		09																		SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2332/0448</td> <td>1/15/2020</td> <td>WD U</td> <td>V</td> <td></td> <td>37</td> <td>9,000</td> </tr> <tr> <td colspan="7">GRANTOR: GEIGER GERNIE C & HAR</td> </tr> <tr> <td colspan="7">GRANTEE: MCCULLOUGH MARK & R</td> </tr> <tr> <td>1104/0498</td> <td>12/31/2002</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>6,000</td> </tr> <tr> <td colspan="7">GRANTOR: LEE TOLLIE D & RAMONA</td> </tr> <tr> <td colspan="7">GRANTEE: GEIGER GERNIE & HAR</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2332/0448	1/15/2020	WD U	V		37	9,000	GRANTOR: GEIGER GERNIE C & HAR							GRANTEE: MCCULLOUGH MARK & R							1104/0498	12/31/2002	WD Q	V			6,000	GRANTOR: LEE TOLLIE D & RAMONA							GRANTEE: GEIGER GERNIE & HAR						
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NEIGHBORHOOD/LOC		9001.00																		BUILDING NOTES BUILDING DIMENSIONS																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																			
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																																																				
EXTRA FEATURES										OLD DIXIE HWY, HILLIARD																																																														
L N	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																																																								
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																
1	009600	C	WASTELAND	0		IW	0.00	0.00	0.89	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,225																																																							
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.89 Total Land Value: 2,225 Market: 0 Agricultural: 0 Common: 2,225 PRINTED 07/30/2025 BY SYS																																																																								