PT OF LOT 49 (S-3)
IN OR 2293/1103
CORNWALL SURVEY

TROUILLE KEVIN AARON
20178 JAGUAR DR
HILLIARD, FL 32046

2025

23-4N-23-2020-0049-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SUNDBERG RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,400
TOTAL MARKET VALUE	78,400
SOH/AGL Deduction	13,464
ASSESSED VALUE	64,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,936
TOTAL JUST VALUE	78,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1103	1/25/2019	QC	U	V	11	100
GRANTOR: TROUILLE TERRY PATRIC						
GRANTEE: TROUILLE KEVIN AARO						
1501/0703	5/25/2007	WD	Q	V	01	100
GRANTOR: TROUILLE BERTHA						
GRANTEE: TROUILLE BERTHA L/E						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS