PT OF SEC 27-2N-23E
IN OR 1990/736 & OR 2485/1895
(EX 1-10 & OR 1990/711)

PAUL RONALD/
3541 HASSELL LN
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0080

BUILDING CHARACTERISTICS

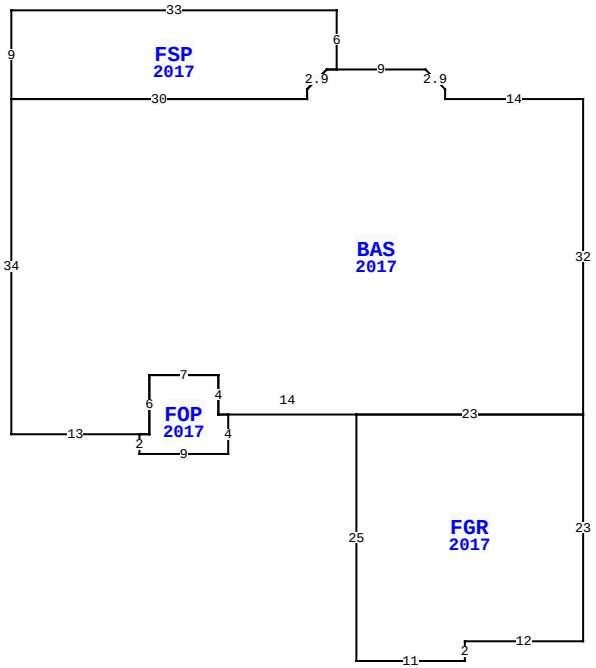
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	2017	1,894	243,397
FGR	551	55	2017	303	38,938
FOP	62	30	2017	19	2,442
FSP	290	40	2017	116	14,907
TOTALS	2,797			2,332	299,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,332	102.7530	135.63	316,289	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 1894 HX Base Yr 2018



3541 HASSELL LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,684
TOTAL MARKET OB/XF VALUE		33,282
TOTAL LAND VALUE - MARKET		289,905
TOTAL MARKET VALUE		388,096
SOH/AGL Deduction		166,120
ASSESSED VALUE		221,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,254
TOTAL JUST VALUE		622,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		586,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006483	GARAGE	48,216	10/17/2017
17004555	CO ISSUED	0	05/23/2017
17001306	NEW CONSTR	237,628	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/06/2021	CN	U	V	11	100
GRANTOR: PECK ADAM & GAIL & JE						
GRANTEE: PAUL RONALD						
9999/9999	7/09/2015	CN	U	V	37	50,000
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: PAUL RONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 N1 U2 L2 W9 FSP=[YR=2017] N6 W33 S9 E30 N1 U2 R2 E1$ W1 D2 L2 S1 W30 S34 E13 FOP=[YR=2017] S2 E9 N4 W1 N4 W7 S6 W1$ E1 N6 E7 S4 E14 FGR=[YR=2017] S25 E11 N2 E12 N23 W23$ E23 N32$.

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	704.00	SF	5.20	5.20	100	2017	2017	3	96	3,514	
2	0510	GARAGE WD-	0	100	35	30	1,050.00	SF	35.00	35.00	100	2017	2017	3	81	29,768	

LAND DESCRIPTION

TOTAL OB/XF 33,282

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	525.00	525.00	4,725							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	7.89	AC		1.00	1.00	1.00	685.00	685.00	5,405							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.89	AC		1.00	1.00	1.00	14,500.00	14,500.00	244,905							

REVIEW DATE 11/03/2021 BY TWA Total Acres: 17.89 Total Land Value: 55,130 Market: 244,905 Agricultural: 10,130 Common: 45,000 PRINTED 07/30/2025 BY SYS