PT SEC 27-2N-23E
IN OR 2665/1553

PECK GAIL L/E/
3525 HASSELL LN
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0120

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
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	06	Quality Level 06

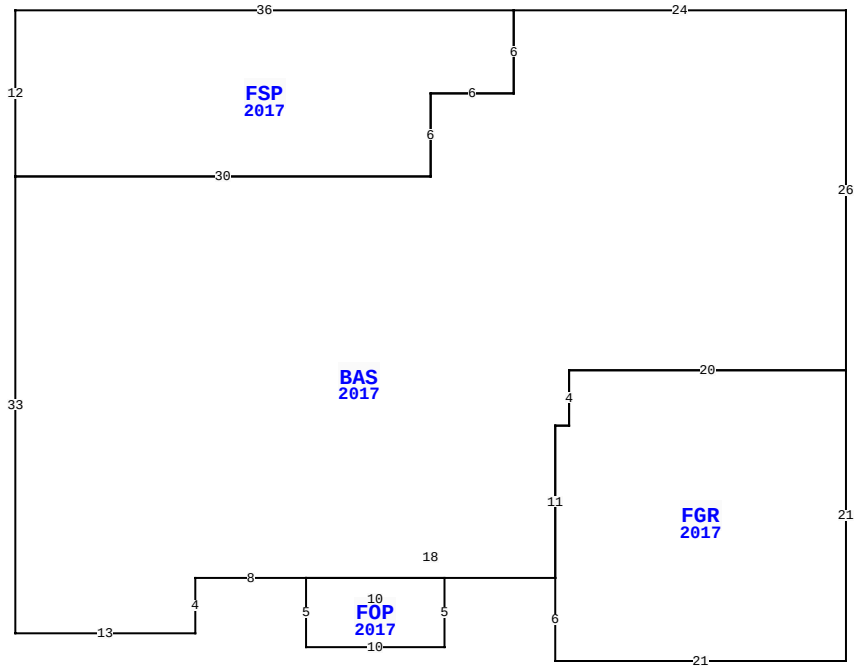
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	2017	1,805	212,018
FGR	437	55	2017	240	28,191
FOP	50	30	2017	15	1,762
FSP	396	40	2017	158	18,559
TOTALS	2,688			2,218	260,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	123.9700	123.97	274,965	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1805 HX Base Yr 2018



3525 HASSELL LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,529
TOTAL MARKET OB/XF VALUE		66,618
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		376,872
SOH/AGL Deduction		199,461
ASSESSED VALUE		177,411
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		121,689
TOTAL JUST VALUE		547,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702607	GARAGE	67,635	06/06/2017
1703861	CO ISSUED	0	05/02/2017
17001309	NEW CONSTR	219,304	02/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/1553	9/07/2023	WD	U	I	11	100
GRANTOR: PECK GAIL						
GRANTEE: PECK ADAM M						
1990/0711	7/09/2015	TD	U	V	37	50,000
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: PECK RODNEY T & GAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2017] W36 S12 E30 N6 E6 N6$ S6 W6 S6 W30 S33 E13 N4 E8 FOP=[YR=2017] S5 E10 N5 W10$ E18 FGR=[YR=2017] S6 E21 N21 W20 S4 W1 S11$ N11 E1 N4 E20 N26$.

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	567.00	SF	5.20	5.20	100	2017	2017	3	96	2,830	
2	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	52.50	52.50	100	2017	2017	3	81	63,788	

LAND DESCRIPTION

TOTAL OB/XF 66,618

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	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 49,725 Market: 175,500 Agricultural: 4,725 Common: 45,000 PRINTED 07/30/2025 BY SYS