PT GOVT LOT 1 & PT OF E1/2 OF
SEC 27-2N-23E LYING WEST OF
COUNTY ROAD 121

DAVIDSON BARBARA & DAVID C
3076 HENRY LEE ROAD
HILLIARD, FL 32046

**2025**

**27-2N-23-0000-0001-0310**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 06 | Quality Level 06 |

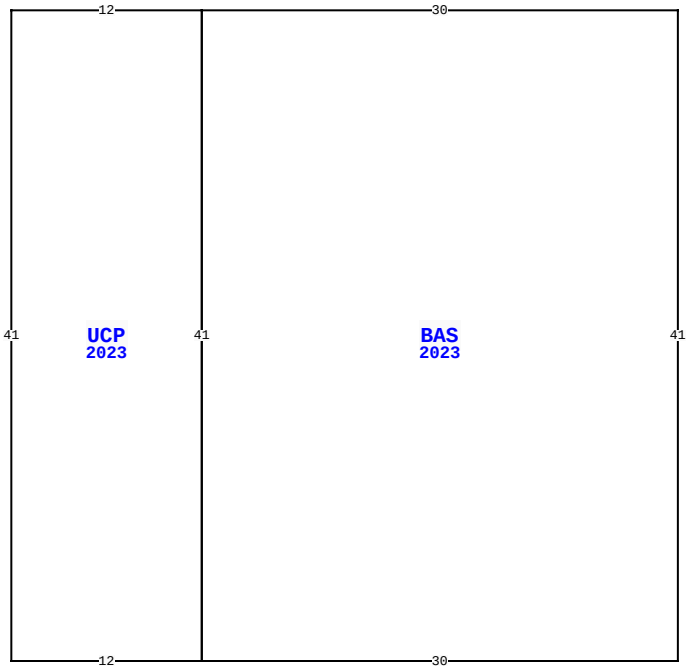
| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,230 | 100 | 2023 | 1,230 | 26,948 |
| UCP | 492 | 20 | 2023 | 98 | 2,147 |
| TOTALS | 1,722 | | | 1,328 | 29,095 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,328 | 59.8000 | 22.13 | 29,389 | 2023 | 2023 | 0 | 0 | 0 | 1.00 | 99.00 |

1 GARAGE RES – 0% - 2024 Heated Area: 1230 HX Base Yr




3076 HENRY LEE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 29,095 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 158,250 |
| TOTAL MARKET VALUE | 187,345 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 187,345 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 187,345 |
| TOTAL JUST VALUE | 187,345 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 198,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250005523 | CO ISSUED | | 05/21/2025 |
| B240001898 | PRIVATE PROVIDER | 346,441 | 02/16/2024 |
| 230002978 | 42X41 GARAGE | 98,124 | 03/07/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2615/0786 | 1/17/2023 | WD | Q | I | 01 | 386,000 |

GRANTOR: LONG JOSEPH ALLEN & T

GRANTEE: DAVIDSON BARBARA &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] E30 S41 W30 N41 $
UCP=[YR=2023;ORIG=8,10] E12 S41 W12 N41 $
.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 156,000 | | | | | | | |
| 2 | 009530 | C | POND | 0 | | OR | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 1,250 | | | | | | | |
| 3 | 009605 | C | WETLANDS | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 1,000 | | | | | | | |

REVIEW DATE 07/02/2025 BY WW Total Acres: 9.50 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 07/30/2025 BY SYS