PT OF NE1/4 OF SW1/4
IN OR 2485/1746

O'QUINN SEAN M & BRITTANY D
19955 JAGUAR DR
HILLIARD, FL 32046

2025

27-2N-23-0000-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

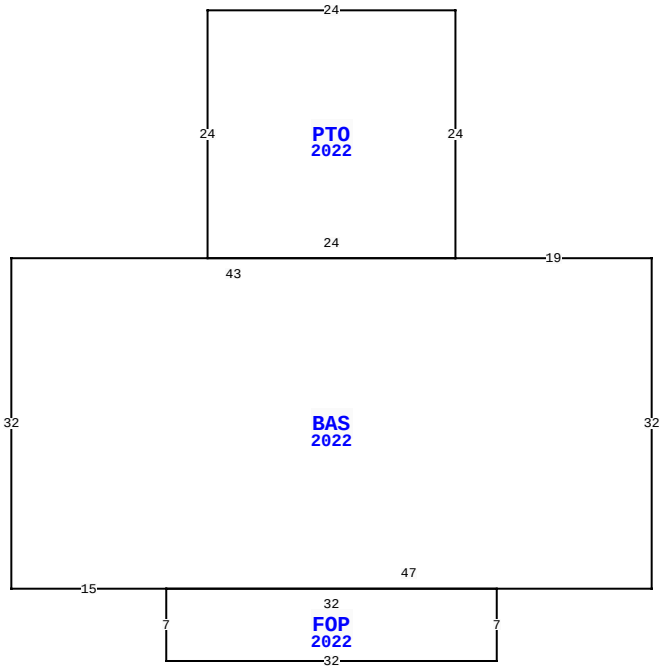
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,984	100	2022	1,984	283,714
FOP	224	30	2022	67	9,581
PTO	576	5	2022	29	4,147
TOTALS	2,784			2,080	297,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,080	108.8780	143.72	298,938	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1984 HX Base Yr 2023



19955 JAGUAR DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		297,443
TOTAL MARKET OB/XF VALUE		811
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		395,754
SOH/AGL Deduction		9,175
ASSESSED VALUE		386,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,857
TOTAL JUST VALUE		395,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015376	CO ISSUED	0	10/13/2022
22001696	NEW CONSTR	301,142	01/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1746	8/06/2021	WD	Q	V	01	105,000
GRANTOR: MCCLINTOCK SHANE M						
GRANTEE: O'QUINN SEAN M & BR						
2473/1018	6/23/2021	WD	Q	V	01	70,000
GRANTOR: LYONS EMIL C & PATRIC						
GRANTEE: MCCLINTOCK SHANE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 PTO=[YR=2022] N24 W24 S24 E24$ W43 S32 E15 FOP=[YR=2022] S7 E32 N7 W32$ E47 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	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	2022	2022	3	99	811	

LAND DESCRIPTION

TOTAL OB/XF 811

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	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 11/08/2022 BY WW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS