PT OF SE1/4 OF SE1/4 OF
SEC 27-2N-23E IN OR 2783/426

HUNNICUTT J D JR & HILDA MAE L/E/
3673 CHARLES GREEN ROAD
HILLIARD, FL 32046

2025

27-2N-23-0000-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

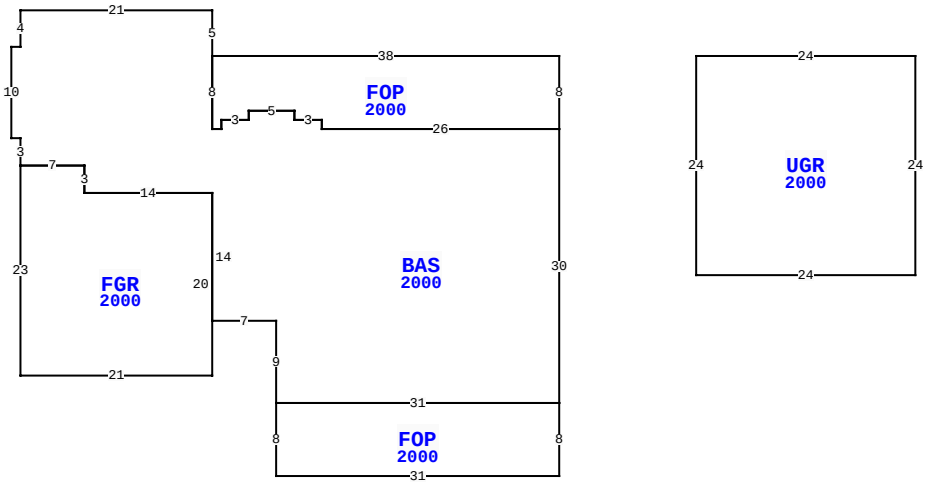
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	2000	1,502	142,241
FGR	441	55	2000	243	23,012
FOP	248	30	2000	74	7,008
FOP	288	30	2000	86	8,145
UGR	576	45	2000	259	24,527
TOTALS	3,055			2,164	204,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	107.3100	107.31	232,219	2000	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1502 HX Base Yr



3673 CHARLES GREEN RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,933
TOTAL MARKET OB/XF VALUE		4,484
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		254,417
SOH/AGL Deduction		19,431
ASSESSED VALUE		234,986
TOTAL EXEMPTION VALUE	13	234,986
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		254,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003599	REPAIR/RRF	32,000	03/18/2022
B006759	NEW CONSTR	90,000	03/01/2000
B006973	GARAGE	14,400	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/426	4/23/2025	QC	U	I	11	100
GRANTOR: HUNNICUTT J D JR & HI						
GRANTEE: GREEN SCARLETT DAWN						
0900/0747	9/22/1999	WD	Q	V	01	100
GRANTOR: GREEN NOLAN & SCARLET						
GRANTEE: HUNNICUTT J D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W38 BAS=[YR=2000] N5 W21 S4 W1 S10 E1 S3
FGR=[YR=2000] S23 E21 N20 W14 N3 W7$ E7 S3 E14 S14 E7 S9
FOP=[YR=2000] S8 E31 N8 W31$ E31 N30 W26 N1 W3 N1 W5 S1 W3 S1
W1 N8$ S8 E1 N1 E3 N1 E5 S1 E3 S1 E26 N8$ PTR=E15
UGR=[YR=2000] E24 S24 W24 N24$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,456.00	SF	4.00	4.00	100	2000	2000	3	77	4,484	

LAND DESCRIPTION

TOTAL OB/XF 4,484

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/31/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS