LOT 17
(EX ESMT IN OR 727/286)
CORNWALL SURVEY SEC 27-3N-24E

DYKES AND ASSOCIATES CONSTRUCTION INC
1134 CHANDLER OAKS DRIVE
JACKSONVILLE, FL 32221

2025

27-3N-24-2020-0017-0000

BUILDING CHARACTERISTICS

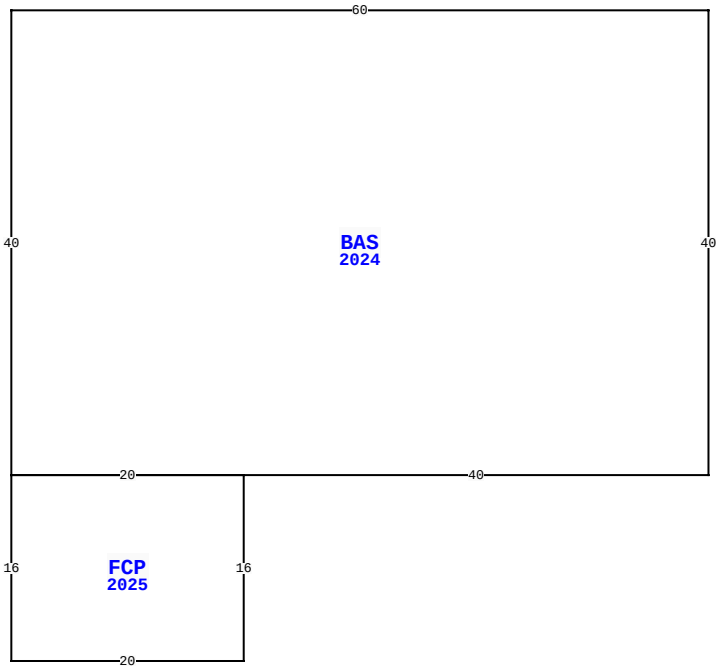
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	2,400	100	2024	2,400	48,518
FCP	320	25	2025	80	1,618
TOTALS	2,720			2,480	50,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,480	55.2000	20.42	50,642	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 2400 HX Base Yr



36173 WAGON TRAIN WAY, HILLIARD

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,136
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	245,136
SOH/AGL Deduction	0
ASSESSED VALUE	245,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,136
TOTAL JUST VALUE	245,136
NCON VALUE	50,136
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013913	40X61 MTL BARN	78,324	10/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0438	7/21/2022	WD	Q	V	01	174,800
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: DYKES AND ASSOCIATE						
2554/0109	4/08/2022	SW	Q	V	05	610,500
GRANTOR: CASSIDY CAROL T &						
GRANTEE: G&H LAND AND TIMBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E60 S40 W40 W20 N40 $
FCP=[YR=2025;ORIG=50,50] E20 S16 W20 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR			10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 04/19/2024 BY WW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS