PT E1/2 LOT 43 SEC 28-3N-24E
IN OR 2661/1193
CORNWALL SURVEY

GAY KIM LYNETTE & ANTHONY DWAYNE
36100 VIOLET LANE
HILLIARD, FL 32046

2025

28-3N-24-2020-0043-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

36100 VIOLET LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,450
TOTAL MARKET VALUE	72,450
SOH/AGL Deduction	4,140
ASSESSED VALUE	68,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,310
TOTAL JUST VALUE	72,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014110	NSFR T3942 H1768	390,856	12/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1193	8/11/2023	WD	Q	V	01	75,000

GRANTOR: SKELTON KATIE MARIE
GRANTEE: GAY KIM LYNETTE & A

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0007	OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,450							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 2.07 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS