PT OF LOT 8 (S-8)
IN OR 2169/1225
VIRGINIA COLONY FARMS PB 0/38

PICKETT JESSIE L & JOSEPH E
2648 KURRY LANE
HILLIARD, FL 32046

2025

34-3N-23-2040-0008-0080

BUILDING CHARACTERISTICS

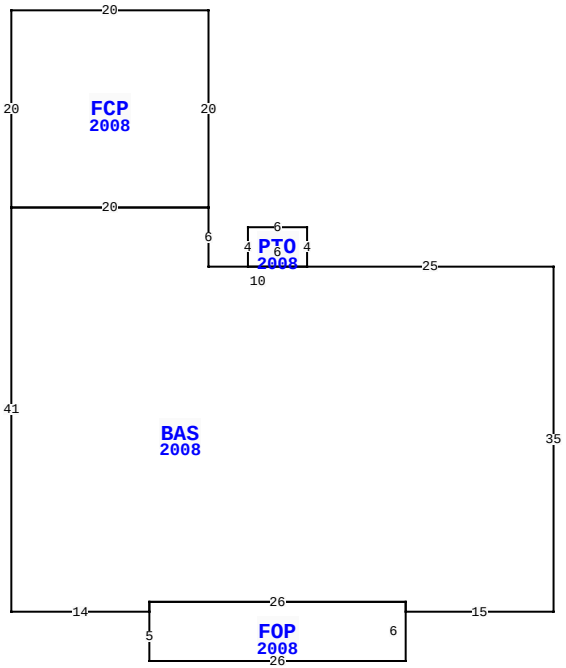
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,019	100	2008	2,019	241,123
FCP	400	25	2008	100	11,943
FOP	156	30	2008	47	5,613
PTO	24	5	2008	1	119
TOTALS	2,599			2,167	258,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	97.8138	129.11	279,781	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2009 Heated Area: 2019 HX Base Yr 2009



2648 KURRY LN, HILLIARD

BLD DATE	02/04/2009	RKDJ	LGL DATE	
XF DATE	02/04/2009	RK	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		268,119
TOTAL MARKET OB/XF VALUE		3,894
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		342,013
SOH/AGL Deduction		185,324
ASSESSED VALUE		156,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,967
TOTAL JUST VALUE		342,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14088	MECH OTHER	0	08/01/2008
C21526	CO ISSUED	0	06/01/2008
E20897	ELEC OTHER	4,000	06/01/2008
R11328	REPAIR/RRF	2,400	06/01/2008
B21526	NEW CONSTR	171,864	06/01/2008
P13277	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1225	11/29/2017	QC	U	I	11	100
GRANTOR: CANADAY REGINALD & SH						
GRANTEE: PICKETT JESSIE L &						
1547/1806	1/25/2008	QC	Q	V	06	100
GRANTOR: CANADAY REGINALD E &						
GRANTEE: PICKETT JESSIE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W25 PTO=[YR=2008] N4 W6 S4 E6 $ W10 N6
FCP=[YR=2008] N20 W20 S20 E20 $ W20 S41 E14 FOP=[YR=2008]
S5 E26 N6 W26 S1 $ N1 E26 S1 E15 N35 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	2008	2008	3	88	709	

LAND DESCRIPTION

TOTAL OB/XF 3,894

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

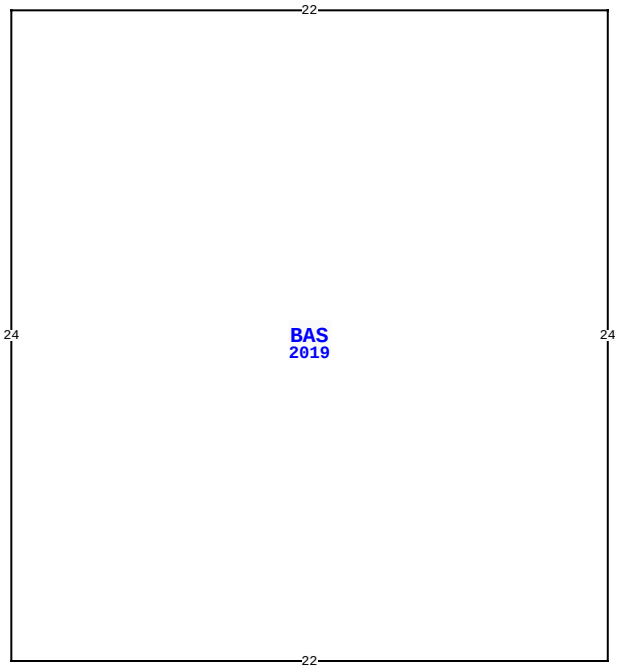
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	2019	528	9,322
TOTALS	528			528	9,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	58.1900	21.53	11,368	2010	2010	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2009 Heated Area: 528 HX Base Yr 2009



2648 KURRY LN, HILLIARD

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GRANTEE: PICKETT JESSIE L &						
1547/1806	1/25/2008	QC	Q	V	06	100
GRANTOR: CANADAY REGINALD E &						
GRANTEE: PICKETT JESSIE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S24 E22 N24$.

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

REVIEW DATE 08/30/2019 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS