

IN OR 1077/815
ESMT IN OR 2728/336

THOMPSON TERESA B & PHILLIP K
2845 KURRY LANE
HILLIARD, FL 32046

2026

03-2N-23-0000-0002-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																																														
Exterior Wall	20	FACE BRICK 100	0500	01	3,817	92.7450	153.96	587,665	2003	2003	0	0	0	16.50	83.50	VALUATION BY STANDARD																																																													
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2004														Heated Area: 3218																																																												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2004																																																												
Interior Wall	05	DRYWALL 100																																																																											
Interior Floo	11	CLAY TILE 50																																																																											
Interior Floo	14	CARPET 50																																																																											
Air Condition	03	CENTRAL 100																																																																											
Heating Type	04	AIR DUCTED 100																																																																											
Bedrooms		3 100																																																																											
Bathrooms		2.5 100																																																																											
Frame	02	WOOD FRAME 100																																																																											
Stories	1.	1. 100																																																																											
Units		0 100																																																																											
Occupancy	00	NONE 100																																																																											
Quality			01	Quality Level 01																																																																									
DOR CODE			5000IMPROVED AG																																																																										
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	3,218	100	2003	3,218	413,695																																																																								
FGR	672	55	2003	370	47,566																																																																								
FOP	276	30	2003	83	10,670																																																																								
FOP	344	30	2003	103	13,241																																																																								
FST	78	55	2003	43	5,528																																																																								
TOTALS			4,588		3,817	490,700																																																																							
EXTRA FEATURES						2845 KURRY LN, HILLIARD																																																																							
L N	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	2003	2003	3	85	2,975																																																													
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500																																																													
LAND DESCRIPTION																																																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																					
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																																																												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480																																																												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000																																																												
REVIEW DATE 01/24/2024 BY WWA																		Total Acres: 5.00										Total Land Value: 20,480										Market: 76,000										Agricultural: 1,480										Common: 19,000										PRINTED 07/09/2026 BY SYS									