IN OR 1220/1889

BURNSED JAMES FENTON & AARON ELLIS
2562 FOLLY LANE
HILLIARD, FL 32046

2026

04-1N-23-0000-0005-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

17201 OAK HILL RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,992
TOTAL LAND VALUE - MARKET	87,360
TOTAL MARKET VALUE	100,352
SOH/AGL Deduction	25,258
ASSESSED VALUE	75,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,094
TOTAL JUST VALUE	100,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023832	MH MOVE-ON	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/1889	4/08/2004	QC	Q	I	01	100
GRANTOR: BURNSED JAMES F						
GRANTEE: BURNSED JAMES FRANK						
0759/1437	5/14/1996	WD	Q	V		17,000
GRANTOR: WEAVER LINDA D						
GRANTEE: BURNSED JAMES F						

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
1	0350	CARPORT WD	0	0	16	20	320.00	SF	13.00	13.00	100	1996	1996	3	20	832	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2002	2002	3	20	160	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,992

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	0006	OR	0.00	0.00	3.12	AC		1.00	1.00	1.00	28,000.00	28,000.00	87,360							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.12 Total Land Value: 87,360 Market: 0 Agricultural: 0 Common: 87,360 PRINTED 07/09/2026 BY SYS