

GUYNN CLARA EST
PO BOX 777
HILLIARD, FL 32046-0777

08-3N-24-2380-0011-0024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15

05

CONC BLOCK 90

Exterior Wall05

AVERAGE 10

Roof Structure04

WOOD TRUSS 100

Roof Cover12

MODULAR MT 100

Interior Wall04

PLYWOOD 100

Interior Floor14

CARPET 100

Ceiling02

F.NOT SUS 100

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Fixtures8

100

Frame03

MASONRY 100

Story HeightRMS

8 100
3 100

StoriesUnits

1.

1. 100
0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

1700

OFFICE BUILDINGS

MAP NUM

MKT AREA

06

NEIGHBORHOOD/LOC

6002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,655

100

1993

2,655

60,215

BAS

45

100

1994

45

1,021

BAS

60

100

1994

60

1,361

CAN

60

30

1994

18

408

CAN

105

30

1994

32

726

TOTALS

2,925

2,810

63,730

EXTRA FEATURES

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

0811

CONCRETE B

0

0

0

0

385.00

SF

5.20

5.20

100

1990

1990

3

54.5

1,091

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

001700

C

1STORY OFF

0

00006

C-1

-

0.00

0.00

7,730.00

SF

1.00

1.00

1.00

3.75

3.75

28,988

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

28,988

Market:

0

Agricultural:

0

Common:

28,988

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECONFNCT

APNORM

% CONDD

1701

04

2,810

89.3880

133.41

374,882

1990

1991

10

0

30

43.00

17.00

1

OFFICE

0%

-

0

Heated Area: 2760

HX Base Yr

45

65

40

54

5

12

12

9

21

5

11

12

12

9

21

BAS

1993

BAS

1994

BAS

1994

BAS

1994

CAN

1994

CAN

1994

BLD DATE

12/09/2019

KK

LGL DATE

02/06/2026

DC

XF DATE

12/09/2019

KKA

LAND DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

63,730

TOTAL MARKET OB/XF VALUE

1,091

TOTAL LAND VALUE - MARKET

28,988

TOTAL MARKET VALUE

93,809

SOH/AGL Deduction

0

ASSESSED VALUE

93,809

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

93,809

TOTAL JUST VALUE

93,809

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

88,192

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0405/0371

11/01/1983

WD

Q

I

27,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S45 E11 BAS=[YR=1994] E12 CAN=[YR=1994]
E12 BAS=[YR=1994] E9 CAN=[YR=1994] E21 N5 W21 S5\$ N5 W9 S5\$
N5W12 S5\$ N5 W12 S5\$ N5 E54 N40\$.